

Executive Summary Report

Appraisal Date 1/1/2002 - 2002 Assessment Roll

Area Name / Number: Wedgwood / Bryant / Area 45

Previous Physical Inspection: 1998

Sales - Improved Summary:

Number of Sales: 594

Range of Sale Dates: 1/1/2000 – 12/31/2001

Sales – Improved Valuation Change Summary						
	Land	Imps	Total	Sale Price	Ratio	COV
2001 Value	\$127,300	\$163,100	\$290,400	\$315,800	92.0%	11.74%
2002 Value	\$167,900	\$146,000	\$313,900	\$315,800	99.4%	9.28%
Change	+\$40,600	-\$17,100	+\$23,500		+7.4%	-2.46%
% Change	+31.9%	-10.5%	+8.1%		+8.0%	-20.95%

*COV is a measure of uniformity, the lower the number the better the uniformity. The negative figures of -2.46% and -20.95% actually represent an improvement.

Sales used in Analysis: All improved sales, which were verified as good, were included in the analysis. Multi-parcel, multi-building, and mobile home sales were excluded. In addition the summary above excludes sales of parcels that had improvement value of \$10,000 or less posted for the 2001 Assessment Roll. This excludes previously vacant and destroyed property partial value accounts.

Population - Improved Parcel Summary Data:

	Land	Imps	Total
2001 Value	\$129,700	\$164,400	\$294,100
2002 Value	\$170,400	\$143,100	\$313,500
Percent Change	+31.4%	-13.0%	+6.6%

Number of improved Parcels in the Population: 6379

The population summary above excludes multi-building, and mobile home parcels. In addition parcels with 2001 or 2002 Assessment Roll improvement values of \$10,000 or less were excluded to eliminate previously vacant or destroyed property value accounts. These parcels do not reflect accurate percent change results for the overall population.

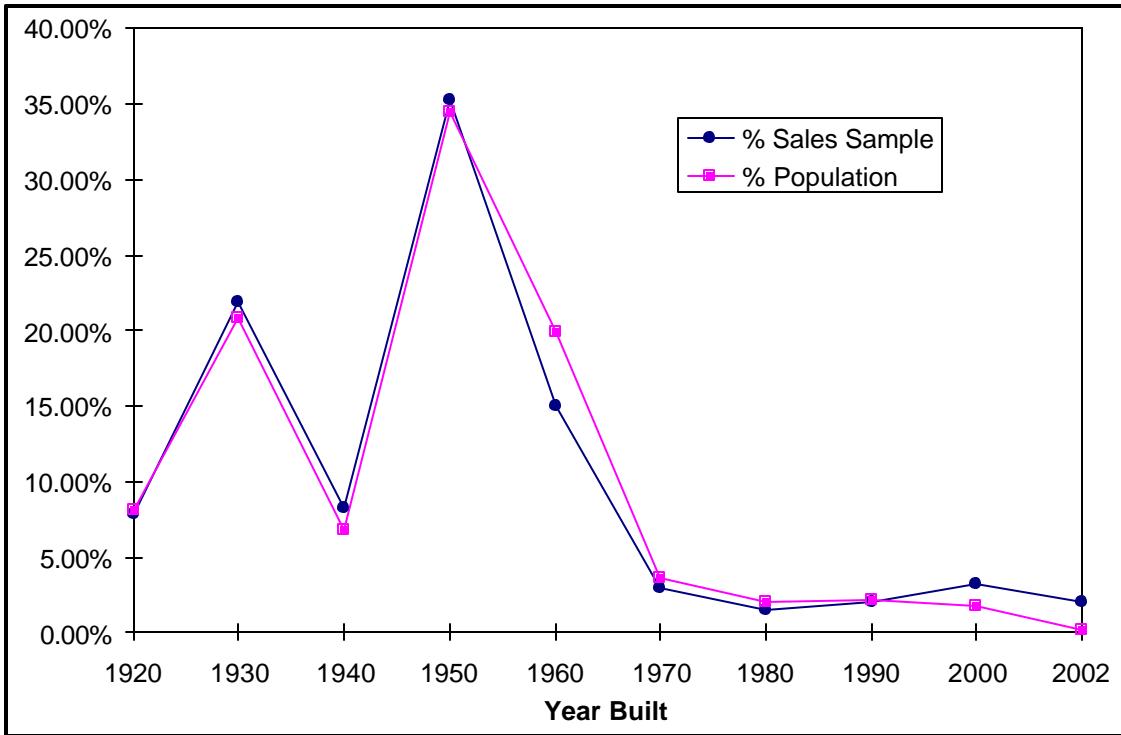
Conclusion and Recommendation:

Since the values recommended in this report improve uniformity, assessment level and equity, we recommend posting them for the 2002 Assessment Roll.

Sales Sample Representation of Population - Year Built

Sales Sample		
Year Built	Frequency	% Sales Sample
1920	47	7.91%
1930	130	21.89%
1940	49	8.25%
1950	209	35.19%
1960	89	14.98%
1970	18	3.03%
1980	9	1.52%
1990	12	2.02%
2000	19	3.20%
2002	12	2.02%
	594	

Population		
Year Built	Frequency	% Population
1920	520	8.15%
1930	1326	20.79%
1940	435	6.82%
1950	2196	34.43%
1960	1268	19.88%
1970	228	3.57%
1980	134	2.10%
1990	141	2.21%
2000	116	1.82%
2002	15	0.24%
	6379	

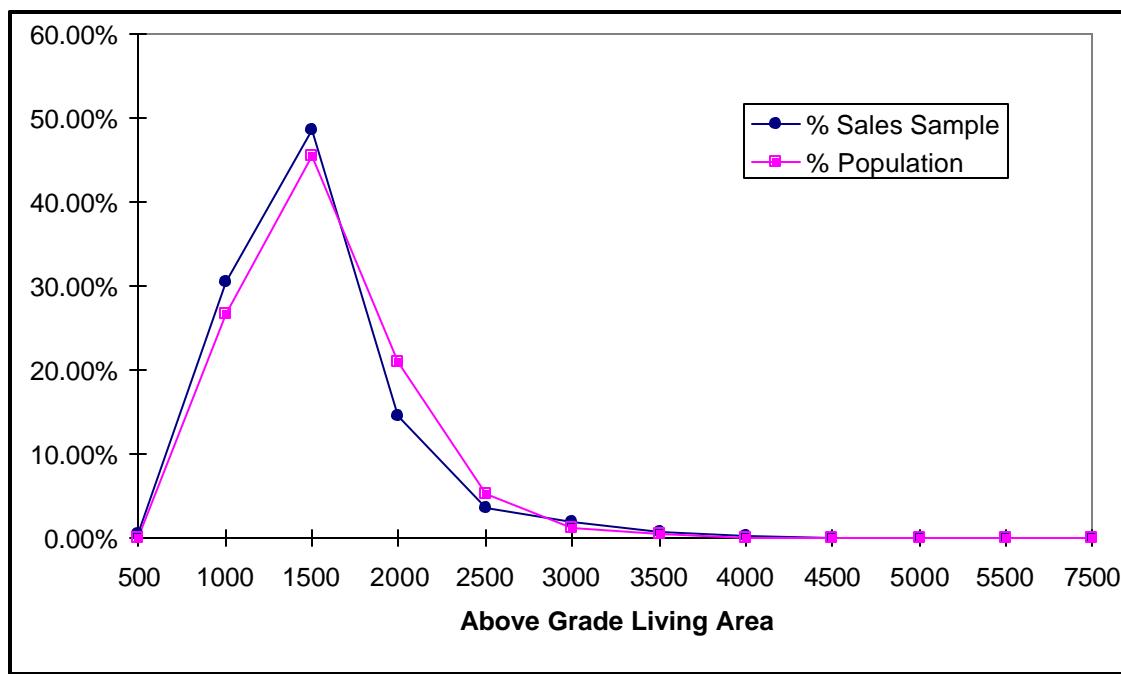


Sales of new homes built in the last ten years are over-represented in this sample. This is a common occurrence due to the fact that most new homes will sell shortly after completion.

Sales Sample Representation of Population - Above Grade Living Area

Sales Sample		
AGLA	Frequency	% Sales Sample
500	2	0.34%
1000	181	30.47%
1500	288	48.48%
2000	86	14.48%
2500	21	3.54%
3000	11	1.85%
3500	4	0.67%
4000	1	0.17%
4500	0	0.00%
5000	0	0.00%
5500	0	0.00%
7500	0	0.00%
		594

Population		
AGLA	Frequency	% Population
500	3	0.05%
1000	1695	26.57%
1500	2909	45.60%
2000	1331	20.87%
2500	335	5.25%
3000	79	1.24%
3500	24	0.38%
4000	2	0.03%
4500	1	0.02%
5000	0	0.00%
5500	0	0.00%
7500	0	0.00%
		6379

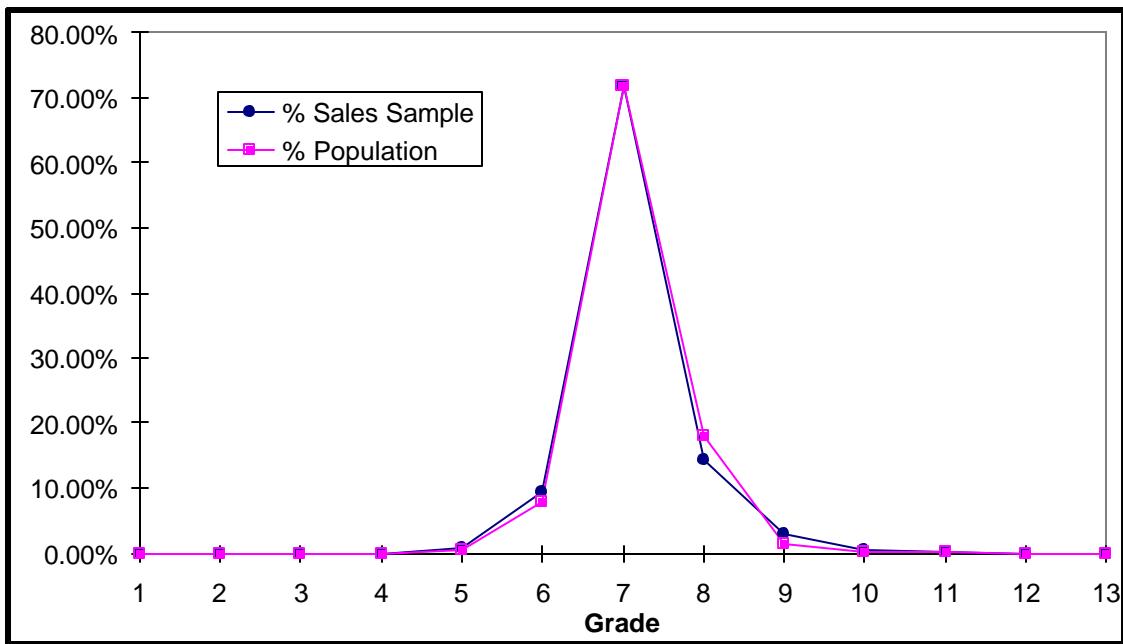


The sales sample frequency distribution follows the population distribution very closely with regard to Above Grade Living Area. This distribution is ideal for both accurate analysis and appraisals.

Sales Sample Representation of Population - Grade

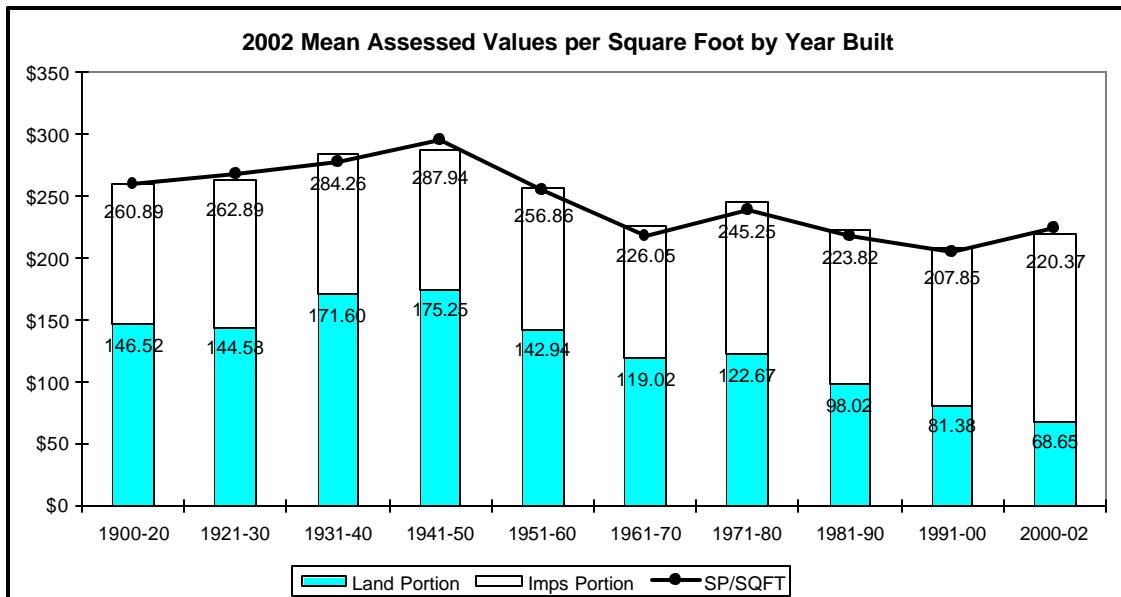
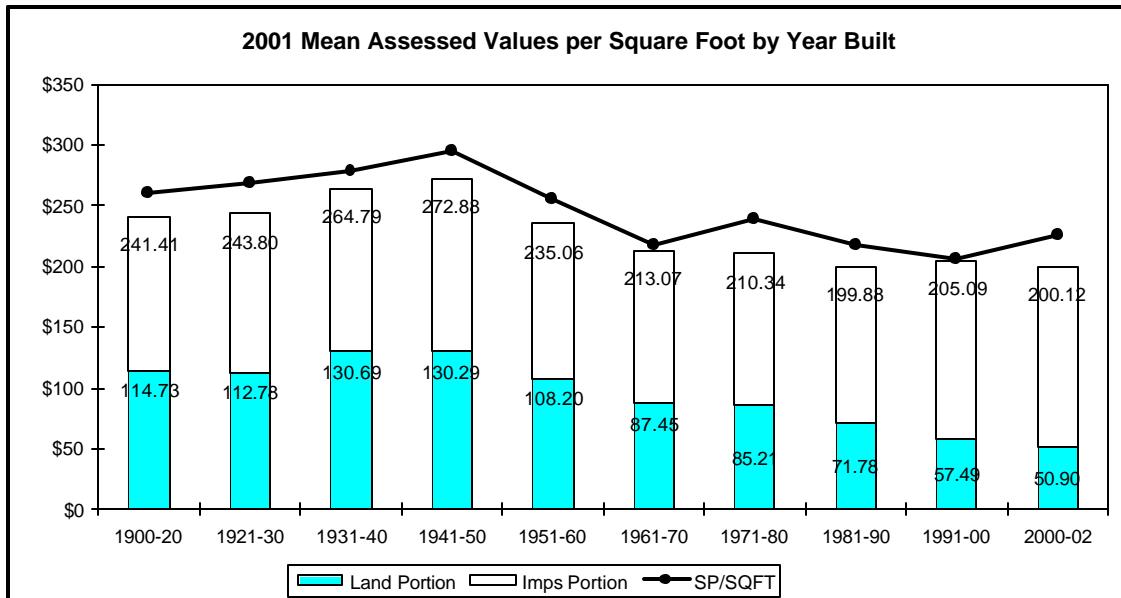
Sales Sample		
Grade	Frequency	% Sales Sample
1	0	0.00%
2	0	0.00%
3	0	0.00%
4	0	0.00%
5	5	0.84%
6	55	9.26%
7	427	71.89%
8	85	14.31%
9	18	3.03%
10	3	0.51%
11	1	0.17%
12	0	0.00%
13	0	0.00%
		594

Population		
Grade	Frequency	% Population
1	0	0.00%
2	0	0.00%
3	0	0.00%
4	0	0.00%
5	38	0.60%
6	504	7.90%
7	4574	71.70%
8	1155	18.11%
9	98	1.54%
10	8	0.13%
11	2	0.03%
12	0	0.00%
13	0	0.00%
		6379



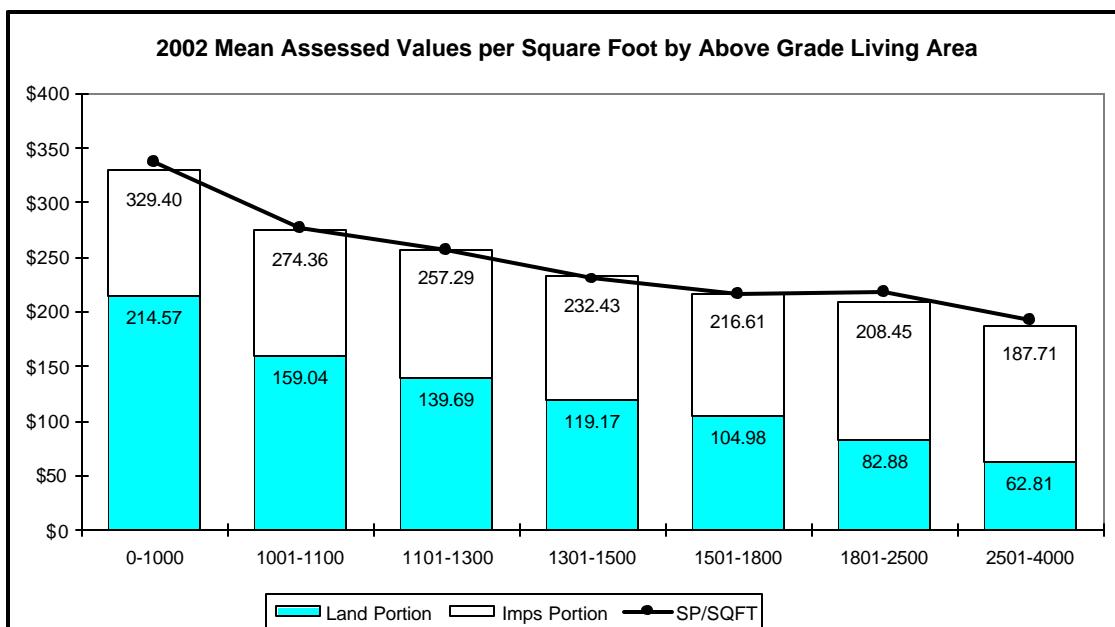
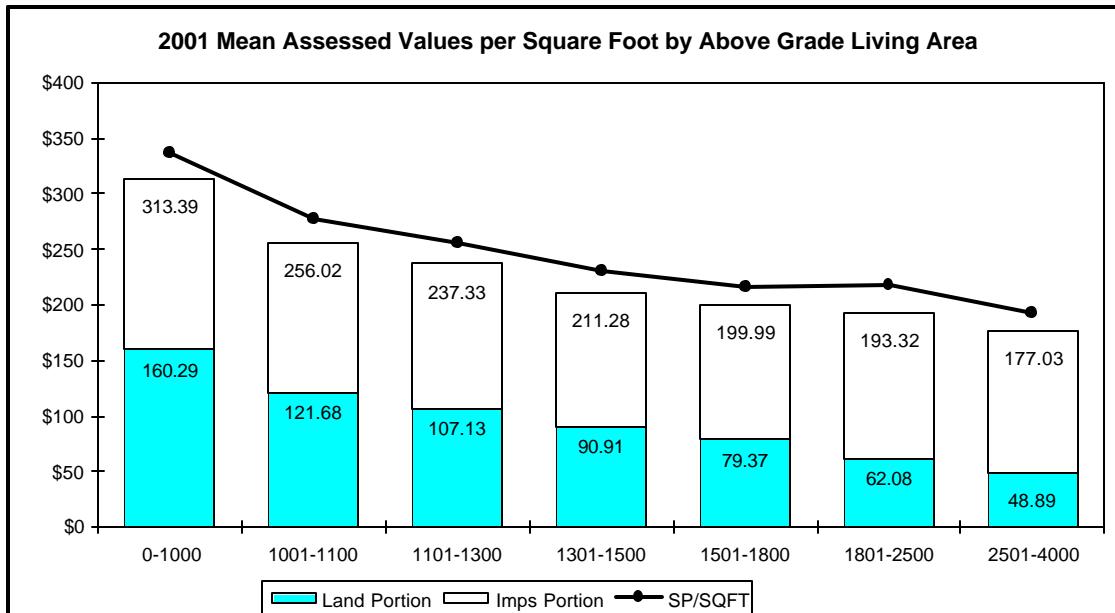
The sales sample frequency distribution follows the population distribution very closely with regard to Building Grade. This distribution is ideal for both accurate analysis and appraisals.

Comparison of 2001 and 2002 Per Square Foot Values by Year Built



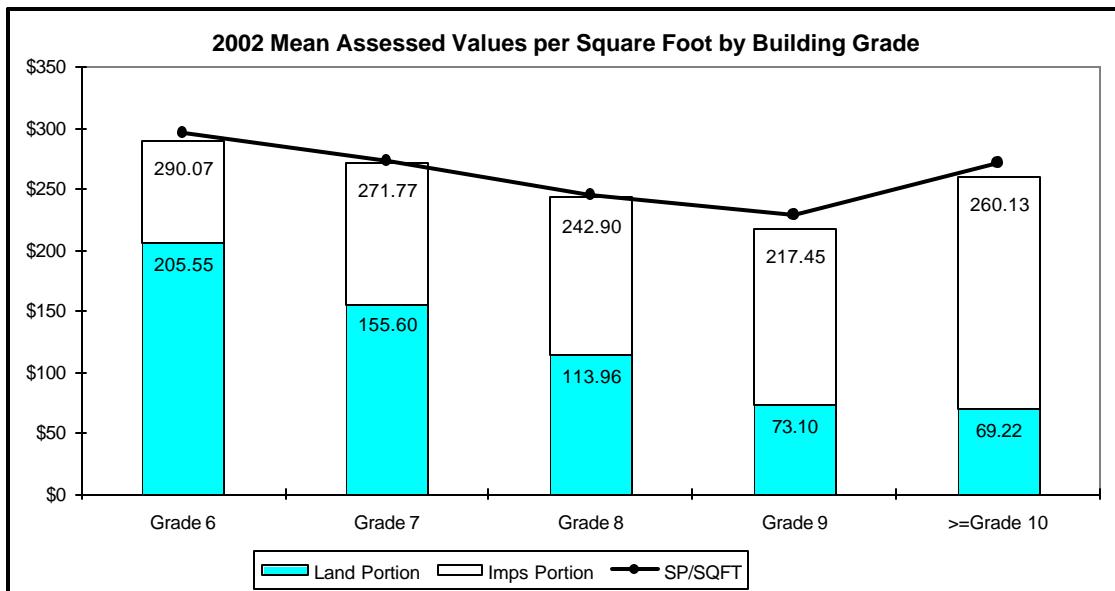
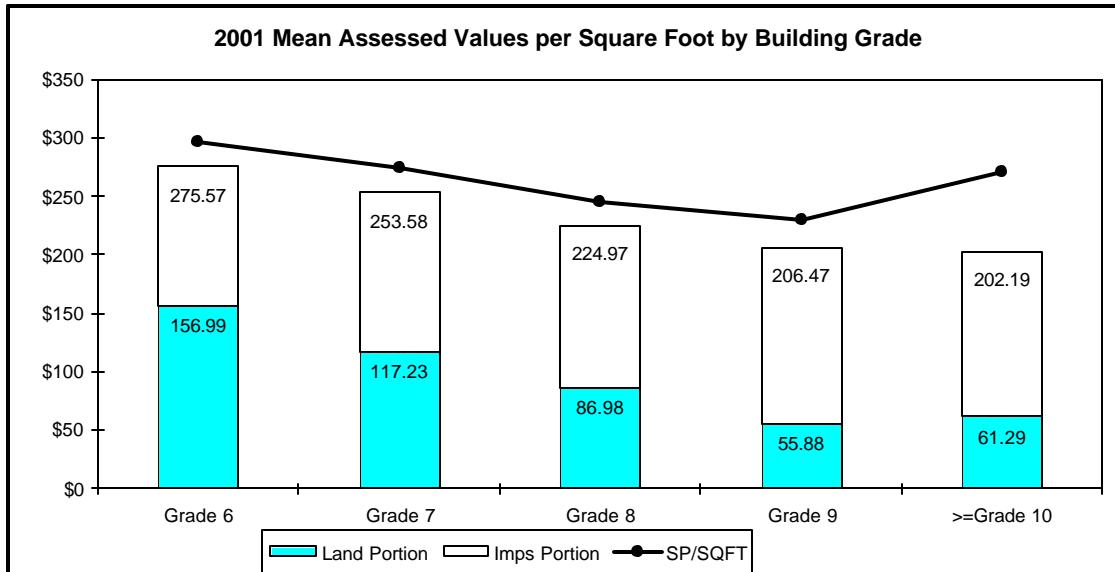
These charts clearly show an improvement in assessment level and uniformity by Year Built as a result of applying the 2002 recommended values. The values shown in the improvement portion of the chart represent the value for land and improvements

Comparison of 2001 and 2002 Per Square Foot Values by Above Grade Living Area



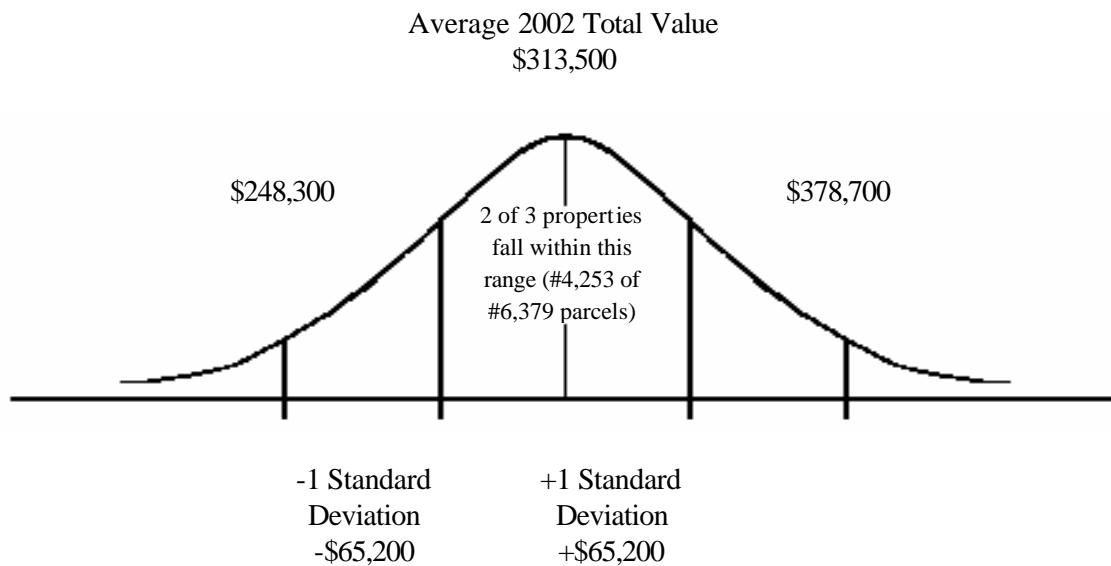
These charts clearly show an improvement in assessment level and uniformity by Above Grade Living Area as a result of applying the 2002 recommended values. The values shown in the improvement portion of the chart represent the value for land and improvements.

Comparison of 2001 and 2002 Per Square Foot Values by Building Grade



These charts clearly show an improvement in assessment level and uniformity by Building Grade as a result of applying the 2002 recommended values. The values shown in the improvement portion of the chart represent the value for land and improvements.

Population Summary



The chart above shows the average value for the population. Two of three parcels fall within the upper and lower value limits indicated.

The population summary above does not include sites with multiple buildings or mobile homes that were not included in the sales sample used to develop the valuation model. Parcels with 2001 or 2002 improvement values of \$10,000 or less were also excluded. These were not utilized because of the inaccurate ratios presented by them, since they are largely composed of previously vacant sites, or parcels with improvements that make relatively little contribution to total value.

Analysis Process

Highest and Best Use Analysis

As if vacant: Market analysis of the area, together with current zoning and current and anticipated use patterns, indicate the highest and best use of the overwhelming majority of the appraised parcels is single family residential. Any other opinion of highest and best use is specifically noted in our records, and would form the basis of the valuation of that specific parcel.

As if improved: Where any value for improvements, is part of the total valuation, we are of the opinion that the present improvements produce a higher value for the property than if the site was vacant. In appraisal theory, the present use is therefore the highest and best (as improved) of the subject property, though it could be an interim use.

Standards and Measurement of Data Accuracy: Sales were verified with the purchaser, seller or real estate agent, where possible. Current data was verified via field inspection and corrected. Data was collected and coded per the assessor's residential procedures manual.

Special Assumptions, Departures and Limiting Conditions

The sales comparison and cost approaches to value were considered for this mass appraisal valuation. After the sales verification process, the appraiser concluded that the market participants typically do not consider an income approach to value.

The following Departmental guidelines were considered and adhered to:

- ? Sales from 1/1/2000 to 12/31/2001 (at minimum) were considered in all analyses.
- ? No market trends (market condition adjustments, time adjustments) were applied to sales prices. Models were developed without market trends. The utilization of two years of market information without time adjustments, averaged any net changes over that time period.
- ? This report intends to meet the requirements of the Uniform Standards of Professional Appraisal Practice, Standard 6.
- ? King County Residential Appraisers have carefully considered the impact of the national and regional economy on King County's residential real estate market. Prior to the current assessment cycle, countywide ratio studies were performed to reaffirm market direction and promote uniform valuation.

Identification of the Area

Name or Designation:

Wedgwood / Bryant

Boundaries:

This area is bounded by NE 95th Street on the north, Ravenna Avenue NE and 25th Avenue NE on the west, NE 45th Street and Sand Point Way NE on the south and 45th Avenue NE on the east.

Maps:

A general map of the area is included in this report. More detailed Assessor's maps are located on the 7th floor of the King County Administration Building.

Area Description:

Area 45 is located within the City of Seattle city limits and north of the downtown core. This area has easy access to the major freeways, I-5 and I-520. This area has an overall population that is heterogeneous and urban in nature. It includes a range in grades from 5 to 11 with a predominance of grade 7's. Homes were built between 1900 and 2002 with the predominant ages between 1946 and 1959. This area is influenced by its proximity to the University of Washington. This area includes the University Village shopping mall as well as several small parks. There are very few vacant lots in this area, less than 1%. This has caused builders to buy older lower quality homes, demolish them and build one or more houses on the site.

Preliminary Ratio Analysis

A Ratio Study was completed just prior to the application of the 2002 recommended values. This study benchmarks the current assessment level using 2001 posted values. The study was also repeated after application of the 2002 recommended values. The results are included in the validation section of this report, showing an improvement in the COV from 11.74 to 9.28%.

Scope of Data

Land Value Data:

This is an urban area with a limited number of vacant parcels. Appraisers verified the vacant land sales from 1996 to 12/31/2001 located within this area and the surrounding areas, contacting the buyer or seller when possible. In development of land model these sales were used with primary consideration for sales from 1/1/2000 to 12/31/2001. Additionally, appraisers verified improved parcels that were bought with the intention of removing the building and replacing it with a new structure.

Improved Parcel Total Value Data:

Sales information is obtained from excise tax affidavits and reviewed initially by the Accounting Division, Sales Identification Section. Information is analyzed and investigated by the appraiser in the process of revaluation. All sales were verified if possible by calling either the purchaser or seller, inquiring in the field or calling the real estate agent. Characteristic data is verified for all sales if possible. Due to time constraints, interior inspections were limited. Sales are listed in the “Sales Used” and “Sales Removed” sections of this report. Additional information resides in the Assessor’s procedure manual located in the Public Information area of the King County Administration Building.

The Assessor maintains a cost model, which is specified by the physical characteristics of the improvement, such as first floor area, second floor area, total basement area, and number of bathrooms. The cost for each component is further calibrated to the 13 grades to account for quality of construction. Reconstruction Cost New (RCN) is calculated from adding up the cost of each component. Depreciation is then applied by means of a percent good table that is based on year built, grade, and condition, resulting in Reconstruction Cost New less Depreciation (RCNLD). The appraiser can make further adjustments for obsolescence (poor floor plan, design deficiencies, external nuisances etc.) if needed. The Assessor’s cost model generates RCN and RCNLD for principle improvements and accessories such as detached garages and pools.

The Assessor’s cost model was developed by the King County Department of Assessments in the early 1970’s. It was recalibrated in 1990 to roughly approximate Marshall & Swift’s square foot cost tables, and is indexed annually to keep up with current costs.

Land Model

Model Development, Description and Conclusions

There are 6503 parcels in Area 45. There are only 65 vacant parcels in this area, of which 23 are exempt properties and only 36 taxable parcels are greater than 1900 square feet. Due to the limited number of vacant parcels in this area the team expanded their search for vacant land sales to include the adjacent areas (Northgate/Maple Leaf, Area 7; Lake City, Area 8; Ravenna/University District, Area 44; and View Ridge East of Sand Point Way, Area 46). Most of the vacant land sales occurred north of NE 65th Street. Matched pairs sales were used in the development of the Land Model. Some in filling is occurring in this area. Most of the lots in this area are between 4000 and 6000 square feet.

This is a homogenous neighborhood. Some of the properties in this area are impacted by conditions that may affect their value. These conditions include, but are not limited to, traffic, topographical issues such as slope and possible slide conditions, water problems, location next to commercial business and/or apartments and views.

A list of vacant sales used and those considered not reflective of market are included in the following sections.

Land Value Model Calibration

Base Land Value = $(22077 * \text{LN}(\text{Land Square Footage})) - 19423$
(See Page 16a for Base Land Values by square footage)

With the following adjustments to the Base Land Value:

Sub Area 2	+	7% of Base Land Value
Sub Area 3	+	3% of Base Land Value
Moderate Traffic	-	10% of Base Land Value
Heavy Traffic	-	20% of Base Land Value
Other Nuisance	-	10% of Base Land Value
Topographical problems	-	10% of base Land Value
Access problems to the property	-	10% of Base Land Value
Fair Lake Washington View	+	15% of Base Land Value
Average Lake Washington View	+	30% of Base Land Value
Good Lake Washington View	+	30% of Base Land Value

If no Lake Washington View then make the following adjustments for:

Average Territorial View	+	10% of Base Land Value
Territorial View greater than Average	+	15% of Base Land Value

Base Land Value = (22077*LN(Land Square Footage))-19423

Lot Size	Base Land Value	Lot Size	Base Land Value	Lot Size	Base Land Value
1500	\$142,031	6600	\$174,740	11700	\$187,380
1600	\$143,456	6700	\$175,072	11800	\$187,568
1700	\$144,794	6800	\$175,399	11900	\$187,754
1800	\$146,056	6900	\$175,722	12000	\$187,939
1900	\$147,250	7000	\$176,039	12250	\$188,394
2000	\$148,382	7100	\$176,353	12500	\$188,840
2100	\$149,459	7200	\$176,661	12750	\$189,277
2200	\$150,486	7300	\$176,966	13000	\$189,706
2300	\$151,468	7400	\$177,266	13250	\$190,126
2400	\$152,407	7500	\$177,563	13500	\$190,539
2500	\$153,308	7600	\$177,855	13750	\$190,944
2600	\$154,174	7700	\$178,144	14000	\$191,342
2700	\$155,008	7800	\$178,428	14250	\$191,733
2800	\$155,810	7900	\$178,710	14500	\$192,117
2900	\$156,585	8000	\$178,987	14750	\$192,494
3000	\$157,334	8100	\$179,262	15000	\$192,865
3100	\$158,057	8200	\$179,532	15250	\$193,230
3200	\$158,758	8300	\$179,800	15500	\$193,589
3300	\$159,438	8400	\$180,064	15750	\$193,942
3400	\$160,097	8500	\$180,326	16000	\$194,290
3500	\$160,737	8600	\$180,584	16250	\$194,632
3600	\$161,359	8700	\$180,839	16500	\$194,969
3700	\$161,964	8800	\$181,092	16750	\$195,301
3800	\$162,552	8900	\$181,341	17000	\$195,628
3900	\$163,126	9000	\$181,588	17250	\$195,951
4000	\$163,685	9100	\$181,832	17500	\$196,268
4100	\$164,230	9200	\$182,073	17750	\$196,581
4200	\$164,762	9300	\$182,312	18000	\$196,890
4300	\$165,281	9400	\$182,548	18250	\$197,195
4400	\$165,789	9500	\$182,781	18500	\$197,495
4500	\$166,285	9600	\$183,012	18750	\$197,791
4600	\$166,770	9700	\$183,241	19000	\$198,084
4700	\$167,245	9800	\$183,468	19250	\$198,372
4800	\$167,710	9900	\$183,692	19500	\$198,657
4900	\$168,165	10000	\$183,914	19750	\$198,939
5000	\$168,611	10100	\$184,133	20000	\$199,216
5100	\$169,048	10200	\$184,351	20250	\$199,491
5200	\$169,477	10300	\$184,566	20500	\$199,761
5300	\$169,897	10400	\$184,780	20750	\$200,029
5400	\$170,310	10500	\$184,991	21000	\$200,293
5500	\$170,715	10600	\$185,200	21250	\$200,555
5600	\$171,113	10700	\$185,407	21500	\$200,813
5700	\$171,504	10800	\$185,613	21750	\$201,068
5800	\$171,888	10900	\$185,816	22000	\$201,320
5900	\$172,265	11000	\$186,018	22250	\$201,570
6000	\$172,636	11100	\$186,218	22500	\$201,817
6100	\$173,001	11200	\$186,416	22750	\$202,061
6200	\$173,360	11300	\$186,612	23000	\$202,302
6300	\$173,713	11400	\$186,806	23250	\$202,540
6400	\$174,061	11500	\$186,999	23500	\$202,777
6500	\$174,403	11600	\$187,190	23750	\$203,010

Improved Parcel Total Value Model:

Model Development, Description and Conclusions

Most sales were field verified and characteristics updated prior to model development. Additionally, all sales from 1/1/2000 to 12/31/2001 were given equal consideration and weight in the model. The assessment level sought in this valuation is 100% of market as mandated by the governing jurisdiction.

Most of the homes in this area were built between 1946 and 1959. Although there was a significant number of homes built in the 20's.

Some properties, about 2%, have some ground level views. It was determined during the analysis of this area the land model adequately accounted for the view amenities.

Neighborhoods were analyzed to ensure equalization and to ensure the neighborhood amenities recognized in the market were accounted for in the model.

Finally, as expected, the model performed best on parcels, which are well represented in the sales sample and did not perform as well on those narrowly represented such as parcels with multiple improvements, duplexes and triplexes. Other types of properties that may not respond well with the model include: houses below grade 6 and greater than grade 9, houses in poor or fair condition, and larger houses.

Other valuation tools such as cost and cost less depreciation were available to aid in value selection of the poorly represented parcels. Ultimately, appraiser judgment was the most critical factor in selecting values for all parcels.

The improved parcel total value model is included later in this report.

Improved Parcel Total Value Model Calibration

Estimated market Value Equation

Multiplicative Model Area 45

$$R^2 = 0.820764 \text{ (Base EMV Model)}$$

Formula

Intercept		0.4713729
+ If in Sub Area 2, then	1 *	0.02788336
+ If in Sub Area 3, then	1 *	0.03942956
+ LN(BaseLand/1000)	*	0.6600312
+ LN(Grade)	*	0.6910916
+ If Good Condition, then	1 *	0.02779492
+ If Very Good Condition, then	1 *	0.05808416
+ LN(Total Baths+1)	*	0.07206012
+ LN(((Sq Ft Covered Parking-Sq Ft Carport)/10)+1)	*	0.006487586
+ LN(First Flr Sq Ft/100)	*	0.1929992
+ LN((Half Flr Sq ft/100)+1)	*	0.07494389
+ LN(((Second Flr Sq Ft + Upper Sq Ft Flr)/100)+1)	*	0.09926461
+ LN(((Total Bsmt Sq Ft-Bsmt Garage Sq Ft)/100)+1)	*	0.05073234
+ If Bsmt Grade is > 5 then LN((Sq Ft Fin Bsmt/100)+1)	*	0.01818366
+ LN(Age+1)	*	-0.05998233
	=	Total

$$\text{Then, EXP}(Total)*1000 = EMV$$

Then Truncate EMV value to the lower thousand

EMV	=	Total Value
LAND VALUE	=	Base Land Value
IMPROVEMENT VALUE	=	EMV – Base Land Value

EMV values were not generated for:

- Parcels with more than one building
- Lot sizes less than a 1000 square feet
- Buildings with grades less than 3
- And if a the Total EMV was less than the Base Land Value

Glossary for Improved Sales

Condition: Relative to Age and Grade

1= Poor	Many repairs needed. Showing serious deterioration
2= Fair	Some repairs needed immediately. Much deferred maintenance.
3= Average	Depending upon age of improvement; normal amount of upkeep for the age of the home.
4= Good	Condition above the norm for the age of the home. Indicates extra attention and care has been taken to maintain
5= Very Good	Excellent maintenance and updating on home. Not a total renovation.

Residential Building Grades

Grades 1 - 3	Falls short of minimum building standards. Normally cabin or inferior structure.
Grade 4	Generally older low quality construction. Does not meet code.
Grade 5	Lower construction costs and workmanship. Small, simple design.
Grade 6	Lowest grade currently meeting building codes. Low quality materials, simple designs.
Grade 7	Average grade of construction and design. Commonly seen in plats and older subdivisions.
Grade 8	Just above average in construction and design. Usually better materials in both the exterior and interior finishes.
Grade 9	Better architectural design, with extra exterior and interior design and quality.
Grade 10	Homes of this quality generally have high quality features. Finish work is better, and more design quality is seen in the floor plans and larger square footage.
Grade 11	Custom design and higher quality finish work, with added amenities of solid woods, bathroom fixtures and more luxurious options.
Grade 12	Custom design and excellent builders. All materials are of the highest quality and all conveniences are present
Grade 13	Generally custom designed and built. Approaching the Mansion level. Large amount of highest quality cabinet work, wood trim and marble; large entries.

Model Validation

Total Value Model Conclusions, Recommendations and Validation:

Appraiser judgment prevails in all decisions regarding individual parcel valuation. Each parcel is field reviewed and a value selected based on general and specific data pertaining to the parcel, the neighborhood, and the market. The Appraiser determines which available value estimate may be appropriate and may adjust particular characteristics and conditions as they occur in the valuation area.

Application of the total Value Model described above results in improved equity between subareas grades, living area, and age of homes. In addition the resulting assessment level is 99.4%. The standard statistical measures of valuation performance are all within IAAO guidelines and are presented both in the Executive Summary and in the 2001 and 2002 Ratio Analysis charts included in this report.

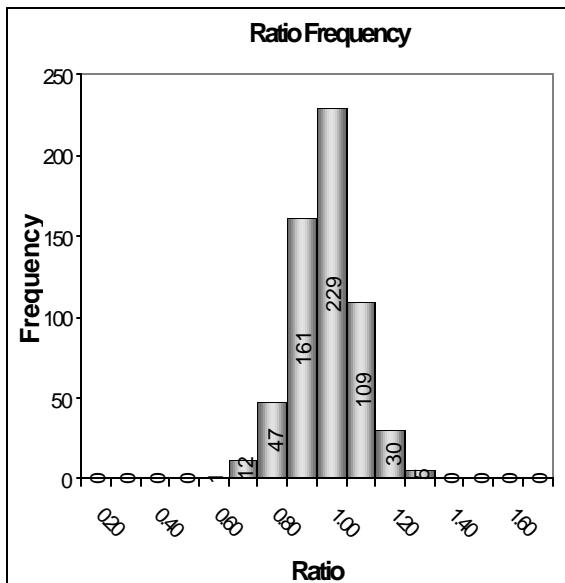
The Appraisal Team recommends application of the Appraiser selected values, as indicated by the appropriate model or method.

Application of these recommended value for the 2002 assessment year (taxes payable in 2003) results in an average total change from the 2001 assessments of +6.6%. This increase is due partly to upward market changes over time and the previous assessment levels.

Note: More details and information regarding aspects of the valuations and the report are retained in the working files and folios kept in the appropriate district office.

2001 Improved Parcel Ratio Analysis

District/Team: NW/Team - 3	Lien Date: 01/01/2001	Date of Report: 5/28/2002	Sales Dates: 1/2000 - 12/2001
Area 45	Analyst ID: JSAN	Property Type: Single Family Residences	Adjusted for time?: Nb
SAMPLE STATISTICS			
Sample size (n)	594		
Mean Assessed Value	290,400		
Mean Sales Price	315,800		
Standard Deviation AV	71,533		
Standard Deviation SP	85,436		
ASSESSMENT LEVEL			
Arithmetic Mean Ratio	0.931		
Median Ratio	0.929		
Weighted Mean Ratio	0.920		
UNIFORMITY			
Lowest ratio	0.555		
Highest ratio:	1.296		
Coefficient of Dispersion	9.15%		
Standard Deviation	0.109		
Coefficient of Variation	11.74%		
Price Related Differential (PRD)	1.013		
RELIABILITY			
95% Confidence: Median			
Lower limit	0.919		
Upper limit	0.940		
95% Confidence: Mean			
Lower limit	0.923		
Upper limit	0.940		
SAMPLE SIZE EVALUATION			
N (population size)	6379		
B (acceptable error - in decimal)	0.05		
S (estimated from this sample)	0.109		
Recommended minimum:	19		
Actual sample size:	594		
Conclusion:	OK		
NORMALITY			
Binomial Test			
# ratios below mean:	302		
# ratios above mean:	292		
Z	0.410		
Conclusion:	Normal*		
<i>*i.e. no evidence of non-normality</i>			

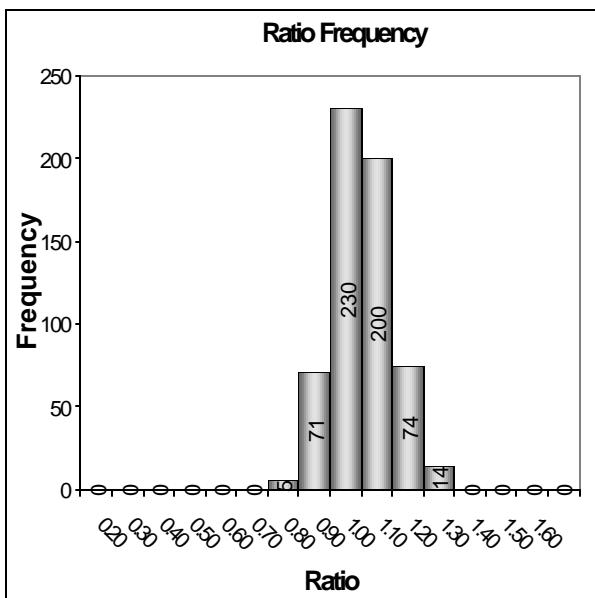


COMMENTS:

Single Family Residences throughout area 45

2002 Improved Parcel Ratio Analysis

District/Team: NW / Team -3	Lien Date: 01/01/2002	Date of Report: 5/28/2002	Sales Dates: 1/2000 - 12/2001
Area 45	Analyst ID: JSAN	Property Type: Single Family Residences	Adjusted for time?: No
SAMPLE STATISTICS			
Sample size (n) 594 Mean Assessed Value 313,900 Mean Sales Price 315,800 Standard Deviation AV 76,504 Standard Deviation SP 85,436			
ASSESSMENT LEVEL			
Arithmetic Mean Ratio 1.004 Median Ratio 1.000 Weighted Mean Ratio 0.994			
UNIFORMITY			
Lowest ratio 0.712 Highest ratio: 1.279 Coefficient of Dispersion 7.36% Standard Deviation 0.093 Coefficient of Variation 9.28% Price Related Differential (PRD) 1.010			
RELIABILITY			
95% Confidence: Median Lower limit 0.990 Upper limit 1.007 95% Confidence: Mean Lower limit 0.996 Upper limit 1.011			
SAMPLE SIZE EVALUATION			
N (population size) 6379 B (acceptable error - in decimal) 0.05 S (estimated from this sample) 0.093 Recommended minimum: 14 Actual sample size: 594 Conclusion: OK			
NORMALITY			
Binomial Test #ratios below mean: 313 #ratios above mean: 281 Z 1.313 Conclusion: Normal*			
*i.e. no evidence of non-normality			



COMMENTS:

Single Family Residences throughout area 45

Both assessment level and uniformity have been improved by application of the recommended values.

Area 45 Physical Inspection Ratio Confidence Intervals

These tables represent the percentage changes for specific characteristics.

A 2002 LOWER 95% C.L. greater than the overall weighted mean indicates that assessment levels may be relatively high. A 2002 UPPER 95% C.L. less than the overall weighted mean indicates that levels may be relatively low. The overall 2002 weighted mean is 0.994.

The confidence interval for the arithmetic mean is used as an estimate for the weighted mean.

It is difficult to draw valid conclusions when the sales count is low.

Bldg Grade	Count	2001		Percent Change	2002 Lower 95% C.L..		2002 Upper 95% C.L.
		Weighted Mean	2002 Weighted Mean		0.770	1.127	
5	5	0.905	0.948	4.7%	0.770	1.127	
6	55	0.929	0.979	5.4%	0.954	1.004	
7	427	0.924	1.002	8.4%	0.993	1.011	
8	85	0.916	0.988	7.8%	0.970	1.005	
9	18	0.906	0.949	4.7%	0.912	0.986	
>=10	4	0.771	0.964	25.1%	0.903	1.026	
Year Built	Count	2001		Percent Change	2002 Lower 95% C.L..		2002 Upper 95% C.L.
		Weighted Mean	2002 Weighted Mean		0.966	1.034	
1900-1919	40	0.925	1.000	8.1%	0.966	1.034	
1920-1929	125	0.918	0.986	7.4%	0.971	1.001	
1930-1939	31	0.933	1.006	7.9%	0.971	1.041	
1940-1949	183	0.917	0.987	7.7%	0.973	1.001	
1950-1959	131	0.913	0.998	9.4%	0.983	1.014	
1960-1989	46	0.930	1.019	9.7%	0.992	1.047	
1990-1999	25	0.978	1.007	3.0%	0.962	1.053	
2000-2002	13	0.856	0.967	13.0%	0.932	1.001	
Condition	Count	2001		Percent Change	2002 Lower 95% C.L..		2002 Upper 95% C.L.
		Weighted Mean	2002 Weighted Mean		#NUM!	#NUM!	
2	1	0.975	1.053	8.0%	#NUM!	#NUM!	
3	355	0.938	0.999	6.5%	0.989	1.008	
4	189	0.904	0.995	10.1%	0.982	1.008	
5	49	0.856	0.962	12.4%	0.931	0.992	

Area 45 Physical Inspection Ratio Confidence Intervals

These tables represent the percentage changes for specific characteristics.

A 2002 LOWER 95% C.L. greater than the overall weighted mean indicates that assessment levels may be relatively high. A 2002 UPPER 95% C.L. less than the overall weighted mean indicates that levels may be relatively low. The overall 2002 weighted mean is 0.994.

The confidence interval for the arithmetic mean is used as an estimate for the weighted mean.

It is difficult to draw valid conclusions when the sales count is low.

Stories	Count	2001		Percent Change	2002 Lower 95% C.L..	2002 Upper 95% C.L.
		Weighted Mean	2002 Weighted Mean			
1	396	0.921	0.994	7.9%	0.985	1.003
1.5	134	0.909	0.995	9.5%	0.980	1.010
2	59	0.921	0.997	8.2%	0.971	1.022
>=2.5	5	1.022	0.946	-7.5%	0.804	1.087
Above Grade Living Area	Count	2001		Percent Change	2002 Lower 95% C.L..	2002 Upper 95% C.L.
		Weighted Mean	2002 Weighted Mean			
<=1000	183	0.921	0.990	7.5%	0.976	1.004
1001-1100	76	0.925	0.991	7.2%	0.970	1.012
1101-1300	108	0.926	1.003	8.4%	0.988	1.019
1301-1500	104	0.917	1.009	10.1%	0.990	1.029
1501-1800	69	0.927	1.003	8.2%	0.980	1.027
1801-2500	38	0.890	0.957	7.5%	0.928	0.985
2501-4000	16	0.915	0.972	6.2%	0.939	1.006
View Y/N	Count	2001		Percent Change	2002 Lower 95% C.L..	2002 Upper 95% C.L.
		Weighted Mean	2002 Weighted Mean			
N	576	0.920	0.993	7.9%	0.985	1.001
Y	18	0.904	1.020	12.8%	0.970	1.069
Sub	Count	2001		Percent Change	2002 Lower 95% C.L..	2002 Upper 95% C.L.
		Weighted Mean	2002 Weighted Mean			
002	115	0.913	1.002	9.7%	0.986	1.017
003	136	0.925	0.990	7.1%	0.973	1.007
006	343	0.920	0.993	8.0%	0.983	1.003
Lot Size	Count	2001		Percent Change	2002 Lower 95% C.L..	2002 Upper 95% C.L.
		Weighted Mean	2002 Weighted Mean			
1900-3000	20	0.946	1.004	6.2%	0.958	1.050
3001-4000	118	0.932	0.998	7.1%	0.983	1.014
4001-5000	104	0.917	0.999	9.0%	0.980	1.017
5001-6000	174	0.920	0.997	8.4%	0.984	1.010
6001-7000	89	0.903	0.987	9.2%	0.965	1.008
7001-10000	79	0.920	0.981	6.7%	0.958	1.005
10001-27900	10	0.879	0.989	12.4%	0.921	1.056

Sales Available for Physical Inspection Analysis
Area 45
(Single Family Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built	Cond	Lot Size	View	Water-front	Situs Address
2	919120	0535	9/28/2001	225,000	700	0	5	1924	4	5,000	N	N	5725 26TH AV NE
2	243620	0730	5/11/2001	200,750	630	0	6	1940	3	3,800	N	N	3346 NE BLAKELY ST
2	186890	2059	1/8/2001	255,000	650	190	6	1920	4	3,500	N	N	6210 27TH AV NE
2	243620	0015	8/23/2000	244,000	700	520	6	1923	4	4,000	N	N	4765 35TH AV NE
2	919120	0485	10/11/2001	213,000	700	0	6	1934	3	3,200	N	N	2514 NE 57TH ST
2	186890	0825	7/5/2001	249,900	770	200	6	1908	4	5,000	N	N	6030 28TH AV NE
2	186890	2705	8/9/2000	260,000	780	120	6	1913	4	5,000	N	N	6203 31ST AV NE
2	186890	2025	9/24/2001	281,000	810	0	6	1916	5	3,500	N	N	6248 27TH AV NE
2	187040	0500	9/27/2001	280,000	810	400	6	1912	4	4,750	N	N	6042 33RD AV NE
2	243620	0455	4/6/2001	246,000	830	140	6	1927	3	4,000	Y	N	4920 32ND AV NE
2	882790	0820	2/21/2001	285,000	830	0	6	1914	4	4,480	N	N	5541 31ST AV NE
2	809110	0075	5/24/2000	215,000	840	0	6	1950	3	4,785	N	N	2734 NE 54TH ST
2	187040	0675	5/1/2001	262,950	850	220	6	1923	3	4,750	N	N	6047 33RD AV NE
2	243620	0215	10/22/2001	230,000	850	0	6	1919	3	3,700	N	N	4769 34TH AV NE
2	092504	9376	1/2/2001	199,000	900	0	6	1950	4	4,480	N	N	2722 NE BLAKELY ST
2	882790	1280	4/12/2000	265,000	910	0	6	1925	4	4,480	N	N	5556 33RD AV NE
2	092504	9029	11/6/2000	261,000	940	0	6	1908	4	6,200	N	N	5718 27TH AV NE
2	186890	0165	12/14/2000	310,000	960	300	6	1922	4	3,750	N	N	6048 31ST AV NE
2	919120	0415	4/24/2000	256,000	1,040	770	6	1926	4	3,750	N	N	5726 25TH AV NE
2	092504	9215	1/9/2001	298,500	1,440	390	6	1918	5	6,250	N	N	5536 27TH AV NE
2	182480	0170	10/3/2000	296,500	670	490	7	1908	5	5,000	N	N	6032 25TH AV NE
2	187040	0015	11/9/2001	245,000	740	220	7	1926	4	1,972	N	N	6005 35TH AV NE
2	186990	0015	5/11/2000	227,000	760	0	7	1948	4	2,950	N	N	6207 35TH AV NE
2	186890	1120	7/28/2000	352,000	840	840	7	1926	4	3,300	N	N	6040 27TH AV NE
2	186890	1700	5/25/2000	250,000	870	580	7	1980	3	2,500	N	N	6248 26TH AV NE
2	919120	0445	3/26/2001	232,950	900	400	7	1925	3	3,750	N	N	5714 25TH AV NE
2	186890	0635	10/18/2001	330,000	910	200	7	1928	5	2,500	N	N	6007 29TH AV NE
2	186890	0635	6/29/2000	328,000	910	200	7	1928	5	2,500	N	N	6007 29TH AV NE

Sales Available for Physical Inspection Analysis
Area 45
(Single Family Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built	Cond	Lot Size	View	Water-front	Situs Address
2	717120	0185	4/3/2000	285,000	910	910	7	1910	4	6,000	N	N	5513 29TH AV NE
2	717120	0070	9/21/2001	350,500	920	500	7	1923	5	4,860	N	N	5540 29TH AV NE
2	243620	0535	4/12/2001	339,950	950	950	7	1949	4	4,000	Y	N	4817 UNIVERSITY VIEW PL NE
2	243620	0270	8/30/2000	250,000	970	300	7	1940	3	4,000	N	N	4727 34TH AV NE
2	919120	0425	5/8/2000	249,000	970	400	7	1926	3	3,750	N	N	5722 25TH AV NE
2	919120	1629	12/13/2000	288,500	970	970	7	1925	3	3,400	N	N	5131 26TH AV NE
2	186890	1600	10/5/2001	307,000	1,000	1,000	7	1928	3	3,750	N	N	6227 27TH AV NE
2	186890	2265	9/6/2001	342,000	1,010	770	7	1925	5	3,750	N	N	6250 28TH AV NE
2	243620	0435	7/30/2000	297,000	1,020	0	7	1950	3	4,300	N	N	4900 32ND AV NE
2	919120	1615	8/24/2000	278,500	1,020	920	7	1953	3	5,150	N	N	5139 26TH AV NE
2	243620	0515	8/14/2001	311,000	1,040	500	7	1949	3	4,000	N	N	4905 UNIVERSITY VIEW PL NE
2	187040	0480	6/8/2001	297,500	1,050	0	7	1909	4	4,750	N	N	6052 33RD AV NE
2	809110	0120	8/23/2000	285,000	1,070	230	7	1983	3	2,750	N	N	2860 NE 54TH ST
2	809110	0210	1/24/2001	305,000	1,070	1,170	7	1909	3	4,000	N	N	2813 NE 54TH ST
2	809110	0040	4/24/2000	269,950	1,090	0	7	1926	3	4,290	N	N	2718 NE 54TH ST
2	186890	1490	11/26/2001	290,000	1,100	860	7	1925	3	3,700	N	N	6016 26TH AV NE
2	342360	0010	4/21/2000	253,000	1,100	0	7	1925	4	3,200	N	N	2507 NE 65TH ST
2	186890	0020	6/26/2000	317,100	1,130	0	7	1925	4	4,800	N	N	6007 32ND AV NE
2	243620	0050	8/28/2001	269,000	1,150	0	7	1940	4	5,500	N	N	4741 35TH AV NE
2	882790	0540	9/11/2000	429,000	1,150	1,150	7	1924	5	4,480	N	N	5728 30TH AV NE
2	919120	0555	7/25/2001	368,000	1,150	1,150	7	1926	5	4,800	N	N	5733 26TH AV NE
2	186890	2295	10/19/2001	349,000	1,160	660	7	1925	4	3,750	N	N	6238 28TH AV NE
2	187040	0625	4/18/2001	332,000	1,170	300	7	1912	4	4,750	N	N	6021 33RD AV NE
2	243620	0030	11/1/2000	297,000	1,180	400	7	1926	4	4,000	N	N	4753 35TH AV NE
2	187040	0510	9/19/2001	370,000	1,190	600	7	1927	4	4,750	N	N	6036 33RD AV NE
2	882790	0175	7/25/2001	399,500	1,200	0	7	1926	5	3,540	N	N	5756 34TH AV NE
2	243620	0085	2/26/2001	299,000	1,220	590	7	1929	4	4,000	N	N	4719 35TH AV NE
2	882790	0555	6/20/2000	329,500	1,230	560	7	1923	3	4,480	N	N	5740 30TH AV NE
2	092504	9266	4/6/2001	335,000	1,240	760	7	1925	4	3,650	N	N	6061 26TH AV NE

Sales Available for Physical Inspection Analysis
Area 45
(Single Family Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built	Cond	Lot Size	View	Water-front	Situs Address
2	092504	9266	4/6/2001	335,000	1,240	760	7	1925	4	3,650	N	N	6061 26TH AV NE
2	882790	0415	10/23/2000	399,900	1,260	1,230	7	1923	5	5,264	N	N	5735 31ST AV NE
2	092504	9289	1/19/2000	279,950	1,270	200	7	1926	3	4,000	N	N	6226 25TH AV NE
2	186890	2365	8/22/2001	310,000	1,270	0	7	1925	3	3,750	N	N	6210 28TH AV NE
2	187040	0350	2/18/2000	275,000	1,270	140	7	1954	3	3,800	N	N	6011 34TH AV NE
2	882790	0670	6/13/2001	425,000	1,280	1,050	7	1927	5	4,600	N	N	5701 30TH AV NE
2	809110	0005	1/9/2001	265,000	1,310	0	7	1914	4	3,500	N	N	5408 27TH AV NE
2	809110	0005	5/30/2000	256,000	1,310	0	7	1914	4	3,500	N	N	5408 27TH AV NE
2	186890	1065	9/28/2001	315,000	1,320	400	7	1930	3	3,375	N	N	6057 28TH AV NE
2	243620	0130	10/26/2000	294,000	1,320	0	7	1941	4	4,000	Y	N	4710 34TH AV NE
2	186890	3010	7/25/2000	294,000	1,360	1,360	7	1961	3	5,000	N	N	6221 32ND AV NE
2	243620	0265	3/24/2000	413,600	1,360	720	7	1937	5	4,000	N	N	4731 34TH AV NE
2	919120	0365	9/4/2001	300,000	1,360	0	7	1919	3	4,000	N	N	5748 25TH AV NE
2	243620	0025	10/4/2001	295,919	1,380	800	7	1926	4	4,000	N	N	4757 35TH AV NE
2	243620	0360	11/9/2001	345,000	1,380	500	7	1925	4	4,000	N	N	4846 33RD AV NE
2	186890	3100	8/7/2000	240,000	1,390	0	7	1926	4	2,500	N	N	3115 NE 65TH ST
2	882790	1410	5/22/2000	300,000	1,390	0	7	1915	3	4,480	N	N	5522 34TH AV NE
2	809110	0270	7/6/2001	232,000	1,410	0	7	1900	3	4,300	N	N	2740 NE 53RD ST
2	186890	1180	8/31/2000	320,000	1,430	0	7	1913	4	5,000	N	N	6018 27TH AV NE
2	186940	0105	6/29/2001	450,000	1,440	0	7	1914	5	5,000	N	N	6053 31ST AV NE
2	342360	0050	10/16/2001	365,000	1,440	840	7	1926	4	3,680	N	N	6241 26TH AV NE
2	919120	1850	3/15/2000	251,000	1,460	0	7	1994	3	2,500	N	N	5121 27TH AV NE
2	092504	9295	1/18/2000	258,000	1,480	0	7	1924	3	4,400	N	N	2910 NE 52ND ST
2	186890	1980	1/4/2001	351,500	1,480	720	7	1936	4	5,500	N	N	6251 28TH AV NE
2	919120	0885	6/27/2001	375,000	1,480	0	7	1909	5	5,000	N	N	5719 27TH AV NE
2	882790	0625	4/17/2001	365,000	1,490	0	7	1926	4	6,840	N	N	5733 30TH AV NE
2	919120	1940	9/25/2001	310,000	1,490	0	7	1923	4	3,500	N	N	5325 27TH AV NE
2	809110	0315	6/25/2001	367,000	1,510	910	7	1924	4	3,700	N	N	2716 NE 53RD ST
2	092504	9005	6/7/2000	335,000	1,530	400	7	1926	3	3,750	N	N	6219 26TH AV NE

Sales Available for Physical Inspection Analysis
Area 45
(Single Family Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built	Cond	Lot Size	View	Water-front	Situs Address
2	882790	0660	12/19/2000	327,500	1,540	0	7	1928	3	4,640	N	N	5709 30TH AV NE
2	092504	9249	5/18/2000	369,000	1,640	1,000	7	1924	4	4,400	N	N	5114 29TH AV NE
2	092504	9205	7/24/2000	359,500	1,680	500	7	1916	4	3,960	N	N	5767 28TH AV NE
2	186890	2605	10/6/2000	360,000	1,700	400	7	1925	5	3,500	N	N	6234 29TH AV NE
2	717120	0045	7/12/2000	353,000	1,700	0	7	1919	5	4,320	N	N	5528 29TH AV NE
2	717120	0315	8/9/2000	365,000	1,700	0	7	1909	4	5,000	N	N	5707 29TH AV NE
2	919120	1545	6/30/2000	345,000	1,720	310	7	1926	4	3,750	N	N	5533 26TH AV NE
2	882790	0940	9/25/2000	349,500	1,740	0	7	1923	4	4,480	N	N	5546 30TH AV NE
2	717120	0060	12/7/2001	407,000	1,790	0	7	1919	5	4,320	N	N	5532 29TH AV NE
2	882790	1430	9/18/2001	410,000	1,790	240	7	1913	5	4,480	N	N	5538 34TH AV NE
2	187040	0135	6/2/2000	260,000	1,800	0	7	1925	3	2,750	N	N	6057 35TH AV NE
2	717120	0205	4/12/2000	399,950	1,800	1,040	7	1925	4	5,000	N	N	5523 29TH AV NE
2	186890	2046	6/5/2000	425,000	1,840	0	7	1906	3	5,000	N	N	6226 27TH AV NE
2	882790	0325	8/9/2001	450,000	1,950	600	7	1923	3	6,720	N	N	5728 31ST AV NE
2	882790	0615	12/30/2001	309,000	930	930	8	1910	3	4,725	N	N	5739 30TH AV NE
2	186890	0510	6/22/2001	476,000	1,350	840	8	1910	5	5,000	N	N	6036 29TH AV NE
2	919120	0895	8/8/2001	415,000	1,430	0	8	1929	5	3,750	N	N	5721 27TH AV NE
2	919120	0705	11/19/2001	397,000	1,580	250	8	1928	3	5,000	N	N	5750 26TH AV NE
2	919120	1240	8/23/2001	337,000	1,700	0	8	1927	3	3,750	N	N	5515 27TH AV NE
2	882790	0875	5/8/2000	475,000	1,710	670	8	1998	3	1,980	N	N	3014 NE 55TH ST
2	919120	1015	4/13/2000	375,000	1,760	170	8	1929	4	4,000	N	N	2611 NE 60TH ST
2	186890	2745	1/10/2001	490,000	1,880	830	8	1929	4	4,500	N	N	6223 31ST AV NE
2	186890	2835	7/3/2001	423,000	2,050	870	8	1925	5	3,975	N	N	3003 NE 65TH ST
2	919120	0400	3/9/2000	370,000	2,070	990	8	1925	3	4,000	N	N	5734 25TH AV NE
2	809110	0340	8/17/2000	499,995	2,080	1,040	8	1913	3	4,500	N	N	2704 NE 53RD ST
2	186890	1190	6/21/2001	399,950	2,100	0	8	2001	3	2,500	N	N	6012 27TH AV NE
2	717120	0095	7/30/2001	545,000	2,400	0	9	2001	3	3,248	N	N	5548 29TH AV NE
2	186890	2860	2/1/2000	649,950	2,440	780	9	1999	3	3,750	N	N	6248 30TH AV NE
2	186890	2375	7/12/2001	725,000	1,850	300	10	1926	3	5,000	N	N	6208 28TH AV NE

Sales Available for Physical Inspection Analysis
Area 45
(Single Family Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built	Cond	Lot Size	View	Water-front	Situs Address
3	243670	0745	6/1/2000	199,000	520	0	6	1948	3	4,368	N	N	5204 39TH AV NE
3	633800	0340	7/15/2001	220,000	540	510	6	1940	4	5,120	N	N	4020 NE 57TH ST
3	633800	0340	11/26/2000	223,500	540	510	6	1940	4	5,120	N	N	4020 NE 57TH ST
3	881990	0505	10/31/2001	248,000	550	550	6	1933	3	4,280	N	N	5517 39TH AV NE
3	243670	0115	12/4/2001	226,839	600	0	6	1948	5	4,000	Y	N	5028 35TH AV NE
3	633800	0591	7/24/2001	220,000	620	300	6	1927	3	3,520	N	N	4005 NE 57TH ST
3	881540	0995	8/16/2000	199,000	680	0	6	1926	3	3,300	N	N	6053 37TH AV NE
3	243670	0535	7/17/2001	236,000	760	0	6	1948	3	2,800	N	N	5030 38TH AV NE
3	243670	0815	4/12/2000	257,500	760	0	6	1928	3	4,000	N	N	5241 39TH AV NE
3	881990	0320	6/28/2001	276,500	770	520	6	1927	4	2,675	N	N	5546 37TH AV NE
3	881540	0950	5/30/2000	330,000	840	0	6	1929	3	7,500	N	N	6011 37TH AV NE
3	881990	0055	3/7/2001	195,000	840	0	6	1921	3	4,280	Y	N	5540 35TH AV NE
3	881340	0425	2/21/2001	230,000	1,460	0	6	1910	4	3,706	N	N	4823 38TH AV NE
3	881340	0150	9/20/2001	315,000	1,630	0	6	1911	3	3,750	N	N	4505 37TH AV NE
3	881990	0500	10/17/2001	238,500	680	0	7	1950	3	3,745	N	N	5521 39TH AV NE
3	318160	0030	9/12/2001	250,000	760	0	7	1948	3	5,050	N	N	4008 NE 60TH ST
3	607950	0230	7/10/2000	301,000	780	0	7	1942	3	6,400	N	N	4324 NE 56TH ST
3	881990	0910	6/8/2001	319,750	780	500	7	1940	3	4,815	N	N	5737 38TH AV NE
3	881990	0290	9/8/2000	274,500	800	0	7	1941	3	3,959	N	N	5520 37TH AV NE
3	881990	0584	6/27/2000	243,500	810	810	7	1950	3	3,564	N	N	5611 40TH AV NE
3	881990	0675	11/12/2001	235,000	830	420	7	1931	3	3,649	N	N	5715 40TH AV NE
3	881540	1230	3/22/2000	288,875	840	0	7	1928	3	6,500	N	N	6055 39TH AV NE
3	607950	0215	6/28/2000	296,000	870	0	7	1942	3	6,400	N	N	4336 NE 56TH ST
3	881340	0345	6/30/2000	242,500	870	0	7	1909	4	3,663	N	N	4830 37TH AV NE
3	881990	1121	10/22/2001	315,000	870	410	7	1967	3	3,300	N	N	3515 NE 60TH ST
3	243670	0980	8/8/2000	339,000	890	0	7	1926	3	4,000	N	N	5229 38TH AV NE
3	881540	0985	11/3/2000	350,000	890	650	7	1927	3	4,000	N	N	6047 37TH AV NE
3	881990	0735	3/22/2000	240,000	890	210	7	1950	3	5,618	N	N	5744 38TH AV NE
3	633800	0112	6/30/2000	260,000	900	0	7	1948	3	5,035	N	N	5809 43RD AV NE

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Area 45
(Single Family Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built	Cond	Lot Size	View	Water-front	Situs Address
3	881540	0265	2/13/2001	253,000	900	200	7	1939	3	4,500	N	N	6230 37TH AV NE
3	235930	0030	9/25/2000	259,950	910	0	7	1951	3	5,212	N	N	4014 NE 62ND ST
3	243670	0910	6/15/2001	325,000	910	910	7	1940	4	4,000	N	N	5232 38TH AV NE
3	881990	0745	4/17/2001	315,000	910	910	7	1951	4	4,617	N	N	5756 38TH AV NE
3	881990	1140	10/29/2001	295,000	910	910	7	1940	4	4,815	Y	N	5733 36TH AV NE
3	243670	0130	6/12/2001	229,500	950	0	7	1947	3	4,000	N	N	5040 35TH AV NE
3	607950	0325	5/29/2001	300,000	950	250	7	1949	3	4,350	N	N	4327 NE 55TH ST
3	318110	0020	2/8/2000	295,000	960	0	7	1940	3	5,160	N	N	4334 NE 55TH ST
3	237920	0020	3/5/2001	240,000	1,000	500	7	1945	3	4,128	N	N	4774 35TH AV NE
3	243670	1175	10/25/2000	295,000	1,000	0	7	1926	4	4,000	N	N	5206 36TH AV NE
3	881990	0680	8/3/2001	323,000	1,000	120	7	1925	3	7,221	N	N	5703 40TH AV NE
3	633800	0380	6/7/2000	349,450	1,010	490	7	1928	3	7,737	N	N	4044 NE 57TH ST
3	881540	0291	12/17/2001	240,000	1,010	460	7	1950	3	4,000	N	N	6207 38TH AV NE
3	881990	0090	6/27/2001	320,000	1,010	180	7	1928	3	4,280	Y	N	5553 36TH AV NE
3	102504	9106	1/20/2000	301,000	1,020	150	7	1926	3	3,560	N	N	4802 36TH AV NE
3	607950	0330	9/7/2001	339,900	1,020	250	7	1947	3	4,200	N	N	4323 NE 55TH ST
3	881540	1130	5/17/2000	285,000	1,020	0	7	1951	3	5,100	N	N	6057 38TH AV NE
3	318210	0131	11/14/2001	335,000	1,030	430	7	1947	4	5,213	N	N	4419 NE 65TH ST
3	881990	0315	11/30/2001	375,000	1,030	920	7	1923	3	8,025	N	N	5540 37TH AV NE
3	881990	0380	3/24/2000	345,000	1,040	740	7	1941	4	5,350	N	N	5515 38TH AV NE
3	235930	0035	7/12/2000	296,500	1,050	470	7	1951	4	4,411	N	N	6205 41ST AV NE
3	243670	0150	3/29/2001	305,000	1,060	0	7	1947	3	4,000	N	N	3505 NE 52ND ST
3	318260	0110	12/7/2000	340,000	1,060	400	7	1950	4	5,912	N	N	4424 NE 60TH ST
3	243670	0105	11/27/2000	309,000	1,070	340	7	1921	3	4,000	N	N	5022 35TH AV NE
3	243670	0200	6/23/2000	302,500	1,070	480	7	1921	3	4,000	N	N	5021 37TH AV NE
3	633800	0280	7/14/2000	311,500	1,070	730	7	1948	3	6,880	N	N	4015 NE 58TH ST
3	881540	0545	8/16/2000	224,990	1,070	0	7	1942	3	4,800	N	N	3617 NE 65TH ST
3	243670	1300	9/17/2001	380,000	1,080	150	7	1926	4	4,000	N	N	5215 36TH AV NE
3	243670	1320	8/16/2001	260,500	1,080	0	7	1941	3	6,000	N	N	3504 NE 52ND ST

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Area 45
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Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built	Cond	Lot Size	View	Water-front	Situs Address
3	881540	1155	6/14/2000	325,000	1,080	1,080	7	1951	3	5,500	N	N	6034 38TH AV NE
3	881540	1165	7/12/2000	319,500	1,080	0	7	1946	3	5,500	N	N	6022 38TH AV NE
3	243670	1215	3/14/2000	269,660	1,090	100	7	1923	2	4,000	N	N	5238 36TH AV NE
3	243670	1295	6/13/2000	370,000	1,090	730	7	1913	4	4,000	N	N	5219 36TH AV NE
3	102504	9071	1/5/2000	283,500	1,100	0	7	1928	3	3,560	N	N	4814 36TH AV NE
3	881540	0665	3/23/2000	286,000	1,140	680	7	1938	3	6,000	N	N	6227 36TH AV NE
3	881540	0785	5/26/2001	315,000	1,160	110	7	1927	3	2,700	N	N	3512 NE 60TH ST
3	881540	0785	6/14/2001	315,000	1,160	110	7	1927	3	2,700	N	N	3512 NE 60TH ST
3	318160	0045	5/30/2000	299,950	1,180	0	7	1948	3	6,210	N	N	4022 NE 60TH ST
3	881990	0597	5/17/2000	295,000	1,180	820	7	1946	3	4,150	N	N	5525 40TH AV NE
3	881990	0890	7/18/2001	400,000	1,180	1,180	7	1947	4	5,564	Y	N	5755 38TH AV NE
3	881990	0890	9/14/2001	400,000	1,180	1,180	7	1947	4	5,564	Y	N	5755 38TH AV NE
3	318260	0065	6/13/2000	410,000	1,190	800	7	1950	4	8,824	N	N	6027 44TH AV NE
3	243670	0330	8/15/2001	302,000	1,200	850	7	1924	3	4,000	N	N	5041 38TH AV NE
3	235930	0010	10/18/2000	321,000	1,210	0	7	1948	3	7,425	N	N	6220 40TH AV NE
3	243670	0440	10/15/2001	316,000	1,210	0	7	1927	3	4,000	N	N	5044 37TH AV NE
3	318160	0110	4/24/2001	287,000	1,210	350	7	1948	3	5,909	N	N	4122 NE 60TH ST
3	633800	0010	6/7/2000	320,000	1,210	440	7	1948	4	5,278	N	N	5821 45TH AV NE
3	710110	0085	6/20/2000	399,990	1,210	970	7	1954	4	7,020	N	N	6040 43RD AV NE
3	243670	0400	6/18/2001	311,000	1,220	770	7	1927	3	4,000	N	N	5014 37TH AV NE
3	243670	0870	12/3/2001	278,300	1,220	0	7	1928	4	4,000	N	N	3806 NE 52ND ST
3	881540	1295	1/3/2001	337,500	1,240	820	7	1946	4	5,000	N	N	6026 39TH AV NE
3	881990	0940	4/12/2001	354,000	1,260	930	7	1962	5	4,500	N	N	3712 NE 57TH ST
3	243670	0365	9/20/2001	352,000	1,270	600	7	1929	4	4,000	N	N	5015 38TH AV NE
3	881540	1196	3/14/2001	327,000	1,270	400	7	1955	3	5,000	N	N	6023 39TH AV NE
3	633800	0050	12/15/2000	325,000	1,280	950	7	1950	3	7,200	N	N	4331 NE 60TH ST
3	881990	0165	3/8/2001	341,000	1,290	850	7	1927	4	3,959	N	N	5516 36TH AV NE
3	243670	1185	5/30/2001	380,000	1,300	900	7	1926	4	4,000	N	N	5214 36TH AV NE
3	881540	1000	5/29/2001	320,000	1,300	500	7	1950	3	5,700	N	N	6056 37TH AV NE

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(Single Family Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built	Cond	Lot Size	View	Water-front	Situs Address
3	881990	0330	10/24/2001	295,000	1,300	360	7	1938	3	4,280	N	N	5554 37TH AV NE
3	243670	0380	5/2/2000	315,000	1,310	240	7	1933	4	4,156	N	N	5001 38TH AV NE
3	610540	0010	1/5/2000	265,000	1,310	0	7	1948	4	4,080	N	N	3503 NE 47TH ST
3	243670	1065	12/19/2001	311,000	1,330	870	7	1924	3	4,000	N	N	5238 37TH AV NE
3	318110	0050	10/25/2001	339,950	1,330	0	7	1941	4	5,025	N	N	4347 NE 56TH ST
3	607950	0030	5/8/2001	393,000	1,350	0	7	1942	3	6,400	N	N	4311 NE 57TH ST
3	881540	0475	1/11/2000	295,000	1,350	360	7	1928	4	3,700	N	N	6205 37TH AV NE
3	881540	0435	10/10/2001	350,000	1,390	710	7	1938	3	4,500	N	N	6224 36TH AV NE
3	881990	0060	12/4/2000	300,000	1,400	250	7	1925	3	4,280	Y	N	5544 35TH AV NE
3	243670	0240	5/25/2001	375,000	1,410	500	7	1941	3	4,000	N	N	5010 36TH AV NE
3	243670	0975	11/1/2001	334,000	1,440	100	7	1931	3	4,000	N	N	5233 38TH AV NE
3	243670	0125	4/6/2001	298,000	1,450	0	7	1928	4	4,000	N	N	5036 35TH AV NE
3	318210	0145	7/3/2001	299,950	1,460	0	7	1947	5	6,750	N	N	6240 44TH AV NE
3	633800	0081	8/2/2000	460,000	1,490	260	7	1948	3	11,820	N	N	4316 NE 58TH ST
3	243670	1095	7/10/2001	319,000	1,500	0	7	1946	3	4,300	N	N	5257 37TH AV NE
3	633800	0192	8/20/2001	302,950	1,500	250	7	1947	3	5,040	N	N	5816 40TH AV NE
3	881540	0840	6/1/2000	355,000	1,500	420	7	1926	5	4,200	N	N	6037 36TH AV NE
3	152030	0015	7/20/2001	307,000	1,510	0	7	1927	3	3,400	N	N	4710 35TH AV NE
3	318210	0085	8/10/2001	258,200	1,520	0	7	1947	3	6,750	N	N	6223 44TH AV NE
3	152030	0065	3/9/2001	384,500	1,530	740	7	1927	4	3,315	N	N	4735 36TH AV NE
3	152030	0055	7/11/2000	295,000	1,560	790	7	1927	4	3,315	N	N	4738 35TH AV NE
3	243670	1280	6/19/2000	374,500	1,570	1,070	7	1939	4	4,000	N	N	5229 36TH AV NE
3	633800	0171	11/6/2001	354,000	1,590	0	7	1946	5	5,720	N	N	4020 NE 58TH ST
3	607950	0145	2/13/2001	347,000	1,650	0	7	1942	4	5,600	N	N	5611 45TH AV NE
3	243670	1230	6/26/2001	535,000	1,660	1,150	7	1923	3	4,000	N	N	5246 36TH AV NE
3	881990	0855	3/9/2001	315,000	1,790	620	7	1915	4	4,013	Y	N	5744 37TH AV NE
3	607950	0365	2/22/2001	311,500	1,840	0	7	1948	3	3,488	N	N	4047 NE 55TH ST
3	881990	1070	11/20/2001	415,000	1,840	120	7	1925	4	8,560	Y	N	5724 35TH AV NE
3	633800	0130	4/26/2001	487,500	1,850	0	7	1947	3	8,580	N	N	4044 NE 58TH ST

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Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built	Cond	Lot Size	View	Water-front	Situs Address
3	881340	0550	11/9/2001	415,000	2,130	620	7	1940	4	7,650	N	N	4800 38TH AV NE
3	243670	1105	5/22/2000	349,000	1,160	940	8	1939	4	4,000	N	N	5249 37TH AV NE
3	243670	1240	6/28/2000	385,000	1,330	950	8	1931	4	4,400	N	N	5258 36TH AV NE
3	797470	0116	7/30/2001	402,500	1,370	900	8	1955	3	7,425	N	N	6039 43RD AV NE
3	797470	0117	6/21/2001	369,000	1,370	900	8	1955	3	7,425	N	N	6045 43RD AV NE
3	243670	1285	11/22/2000	375,000	1,590	0	8	1914	3	4,000	N	N	5227 36TH AV NE
3	797470	0108	3/14/2000	362,500	1,600	850	8	1958	3	7,425	N	N	6038 41ST AV NE
3	881990	0615	7/6/2000	400,000	1,640	0	8	1955	3	7,221	N	N	5704 39TH AV NE
3	881340	0285	6/5/2000	372,000	1,710	0	8	1987	3	2,890	N	N	4729 38TH AV NE
3	797470	0123	8/4/2000	389,950	1,720	880	8	1957	3	5,500	N	N	6056 41ST AV NE
3	881540	0100	6/16/2000	450,000	1,980	1,010	8	1985	3	3,400	N	N	6212 39TH AV NE
3	633800	0093	8/25/2000	417,983	2,020	0	8	1981	3	5,040	N	N	5820 43RD AV NE
3	881540	0200	7/6/2000	475,000	2,030	1,040	8	1992	3	5,000	N	N	6223 39TH AV NE
3	881540	0221	6/1/2000	500,000	2,620	0	8	1991	3	5,622	N	N	6231 39TH AV NE
3	633800	0091	3/6/2000	534,741	2,650	820	8	1999	3	7,200	N	N	4305 NE 60TH ST
3	881340	0280	10/3/2000	621,000	2,080	780	9	1918	4	5,782	N	N	4731 38TH AV NE
3	881990	0651	12/14/2000	625,000	2,830	1,020	9	1984	3	7,221	N	N	5746 39TH AV NE
3	881340	0148	6/26/2000	590,000	3,110	0	9	1998	3	3,750	N	N	4509 37TH AV NE
3	881340	0148	2/16/2001	530,000	3,110	0	9	1998	3	3,750	N	N	4509 37TH AV NE
3	797470	0175	8/20/2001	769,500	3,060	0	11	2001	3	8,704	N	N	4037 NE 56TH ST
6	510140	4266	5/22/2000	146,000	450	140	5	1931	3	6,380	N	N	2345 NE 94TH ST
6	565260	0094	2/5/2001	193,000	770	0	5	1923	3	8,077	N	N	9103 35TH AV NE
6	797420	0947	3/22/2001	189,950	780	0	5	1930	4	4,788	N	N	3624 NE 65TH ST
6	565260	1355	7/6/2001	249,000	970	900	5	1921	3	8,686	N	N	2522 NE 91ST ST
6	717020	0095	10/16/2000	212,500	700	0	6	1926	4	3,800	N	N	7021 34TH AV NE
6	536320	0131	1/2/2001	213,200	720	0	6	1943	3	5,100	N	N	3239 NE 86TH ST
6	717630	0025	1/22/2001	243,000	720	0	6	1950	4	7,200	N	N	7334 40TH AV NE
6	797720	0860	9/26/2001	210,000	740	0	6	1944	3	5,100	N	N	7736 32ND AV NE
6	565260	0115	5/23/2001	238,000	750	0	6	1943	5	7,052	N	N	3230 NE 91ST ST

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Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built	Cond	Lot Size	View	Water-front	Situs Address
6	565260	0165	10/10/2001	270,000	750	550	6	1933	3	2,600	N	N	9112 32ND AV NE
6	565310	0100	4/3/2001	284,000	750	530	6	1914	5	5,016	N	N	9008 30TH AV NE
6	510140	4344	10/3/2001	245,000	770	290	6	1953	3	5,060	N	N	2342 NE 94TH ST
6	797720	0965	11/6/2001	219,950	770	0	6	1948	3	4,590	N	N	7706 32ND AV NE
6	684470	3010	3/27/2001	237,000	790	0	6	1948	3	6,120	N	N	3814 NE 90TH ST
6	792010	0130	6/12/2001	210,000	840	0	6	1924	3	5,100	N	N	6836 26TH AV NE
6	815660	0240	5/8/2000	278,250	850	400	6	1928	4	5,100	N	N	6800 26TH AV NE
6	717630	0065	9/12/2001	245,000	860	0	6	1947	4	6,050	N	N	4025 NE 75TH ST
6	549920	0085	4/27/2001	229,500	870	580	6	1909	3	3,800	N	N	7051 34TH AV NE
6	536320	0266	5/10/2000	225,000	880	0	6	1937	3	5,029	N	N	3039 NE 90TH ST
6	369290	0010	11/12/2001	238,000	930	0	6	1918	5	3,150	N	N	6822 27TH AV NE
6	639200	3500	11/27/2000	197,000	990	0	6	1970	3	3,000	N	N	7517 44TH AV NE
6	510140	2456	2/8/2000	225,000	1,150	120	6	1952	4	6,380	N	N	2345 NE 91ST ST
6	042504	9052	9/8/2000	284,000	1,160	580	6	1921	5	7,600	N	N	2518 NE 65TH ST
6	536320	0049	5/9/2000	203,000	1,250	0	6	1946	3	5,200	N	N	3211 NE 89TH ST
6	639200	0760	10/23/2000	209,500	1,380	0	6	1936	3	6,000	N	N	7737 37TH AV NE
6	510140	0720	11/16/2000	285,000	2,750	0	6	1916	3	7,431	N	N	8602 RAVENNA AV NE
6	436120	0075	11/21/2000	260,000	50	0	7	1947	3	4,896	N	N	6812 36TH AV NE
6	565260	0145	5/29/2001	279,500	730	180	7	1923	4	5,289	N	N	9102 32ND AV NE
6	858540	0145	10/23/2001	270,000	770	970	7	1950	4	5,562	N	N	6834 37TH AV NE
6	639200	3490	11/29/2001	269,950	780	450	7	1937	4	6,000	N	N	7525 44TH AV NE
6	684470	0365	3/13/2000	225,000	790	0	7	1943	4	6,120	N	N	3504 NE 93RD ST
6	797420	0926	10/4/2001	265,000	800	400	7	1949	3	5,080	N	N	6529 36TH AV NE
6	921340	0040	3/14/2000	249,500	800	0	7	1946	3	6,048	N	N	8209 36TH AV NE
6	565260	0410	7/18/2000	205,000	810	0	7	1940	4	5,155	N	N	3011 NE 95TH ST
6	921340	0115	6/5/2000	299,000	810	520	7	1946	3	6,720	N	N	8218 36TH AV NE
6	271060	0115	5/3/2001	240,000	820	0	7	1949	3	6,327	N	N	6511 38TH AV NE
6	565260	0555	2/10/2000	246,000	820	400	7	1953	4	5,100	N	N	3057 NE 94TH ST
6	921290	0005	10/12/2001	274,500	820	360	7	1942	3	6,208	N	N	8274 30TH AV NE

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Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built	Cond	Lot Size	View	Water-front	Situs Address
6	921290	0305	3/14/2000	303,000	820	610	7	1942	4	6,000	N	N	3134 NE 84TH ST
6	921290	0720	6/9/2000	265,000	820	610	7	1941	3	6,000	N	N	3152 NE 81ST ST
6	921290	0780	8/22/2000	270,000	820	620	7	1942	3	6,000	N	N	3147 NE 81ST ST
6	921290	0900	3/28/2001	222,500	820	0	7	1941	3	6,801	N	N	3416 NE 80TH ST
6	921340	0090	7/5/2001	280,000	820	200	7	1946	3	7,750	N	N	3622 NE 84TH ST
6	921290	0145	6/18/2001	335,000	830	630	7	1942	4	6,000	N	N	8215 31ST AV NE
6	921290	0515	11/15/2001	299,000	830	830	7	1942	4	6,000	N	N	3143 NE 83RD ST
6	271060	0065	8/16/2000	235,000	840	130	7	1949	3	6,099	N	N	6523 39TH AV NE
6	369290	0085	7/25/2001	330,000	840	840	7	1949	5	4,000	N	N	6813 28TH AV NE
6	436120	0110	3/2/2000	277,500	840	800	7	1949	3	4,944	N	N	6824 37TH AV NE
6	639200	0500	4/5/2000	185,000	840	0	7	1953	3	4,500	N	N	7507 37TH AV NE
6	717020	0100	2/15/2000	281,000	840	840	7	1929	4	3,800	N	N	7025 34TH AV NE
6	921290	0025	10/26/2001	270,000	840	220	7	1942	3	6,000	N	N	8242 30TH AV NE
6	639200	0855	9/19/2000	219,500	850	0	7	1951	3	4,500	N	N	7740 37TH AV NE
6	921290	0335	9/5/2000	275,000	850	490	7	1942	3	6,433	N	N	3170 NE 84TH ST
6	127930	0005	11/28/2001	270,500	860	130	7	1945	4	5,100	N	N	6528 27TH AV NE
6	271060	0080	10/6/2000	315,000	860	860	7	1949	5	6,099	N	N	6522 38TH AV NE
6	921290	0160	2/21/2001	222,300	860	0	7	1942	3	6,000	N	N	8205 31ST AV NE
6	921290	0330	9/11/2000	250,000	860	0	7	1942	3	6,000	N	N	3164 NE 84TH ST
6	921290	0950	2/23/2001	259,950	860	0	7	1941	4	6,900	N	N	8110 34TH AV NE
6	921440	0095	7/2/2001	352,500	860	860	7	1947	4	6,156	N	N	7021 27TH AV NE
6	921440	0426	3/17/2000	285,000	860	200	7	1947	3	4,559	N	N	7022 28TH AV NE
6	639200	3810	10/19/2000	265,000	870	870	7	1951	3	5,000	N	N	7532 44TH AV NE
6	921290	0050	6/9/2001	310,000	870	650	7	1942	5	6,000	N	N	8210 30TH AV NE
6	921290	0860	2/14/2001	259,000	870	0	7	1941	3	6,000	N	N	3220 NE 80TH ST
6	921440	0125	7/18/2000	285,500	870	500	7	1947	3	6,413	N	N	7264 27TH AV NE
6	543030	0085	6/30/2000	224,000	880	0	7	1926	3	7,620	N	N	7338 39TH AV NE
6	549920	0020	10/3/2001	257,500	880	880	7	1947	4	3,800	N	N	7044 34TH AV NE
6	549970	0015	12/21/2001	285,000	880	680	7	1928	4	3,800	N	N	7048 33RD AV NE

Sales Available for Physical Inspection Analysis
Area 45
(Single Family Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built	Cond	Lot Size	View	Water-front	Situs Address
6	565260	0210	11/21/2000	250,000	880	250	7	1931	3	8,046	N	N	9213 35TH AV NE
6	639200	0320	7/6/2000	260,000	890	310	7	1948	3	6,000	N	N	7517 36TH AV NE
6	639200	3680	7/6/2001	250,000	890	0	7	1950	3	7,150	N	N	7503 45TH AV NE
6	858540	0100	4/9/2001	239,500	890	0	7	1950	3	5,184	N	N	6847 37TH AV NE
6	921290	0695	10/19/2001	315,000	890	840	7	1942	3	6,000	N	N	3122 NE 81ST ST
6	044100	0200	5/25/2001	290,000	900	180	7	1947	3	6,148	N	N	8038 37TH AV NE
6	044100	0220	8/23/2000	275,000	900	150	7	1947	3	6,148	N	N	8018 37TH AV NE
6	044200	0045	5/11/2001	268,000	900	300	7	1947	3	5,664	N	N	8208 40TH AV NE
6	044200	0095	5/16/2000	375,000	900	600	7	1947	5	5,664	N	N	8209 41ST AV NE
6	797720	1090	7/14/2000	230,000	900	0	7	1941	3	6,120	N	N	7539 33RD AV NE
6	797720	1685	5/24/2000	205,500	900	0	7	1952	3	4,080	N	N	7737 35TH AV NE
6	044100	0180	6/15/2001	287,000	910	750	7	1947	3	5,880	N	N	8013 37TH AV NE
6	044200	0050	12/26/2001	296,000	910	600	7	1947	4	5,664	N	N	8202 40TH AV NE
6	044300	0085	3/21/2000	335,000	910	610	7	1949	4	13,176	N	N	8230 43RD AV NE
6	507140	0405	6/19/2001	235,000	910	0	7	1951	3	6,000	N	N	8716 40TH AV NE
6	565260	0271	1/19/2001	234,500	910	0	7	1947	4	6,782	N	N	3203 NE 94TH ST
6	568300	0029	3/13/2000	241,000	910	690	7	1949	3	4,725	N	N	4310 NE 65TH ST
6	741020	0045	6/6/2001	245,500	910	450	7	1942	4	5,376	N	N	6825 35TH AV NE
6	565260	0966	10/24/2000	235,000	920	550	7	1953	3	5,292	N	N	9211 30TH AV NE
6	151380	0170	8/22/2000	192,950	930	0	7	1952	4	6,572	N	N	8212 RAVENNA AV NE
6	684470	2020	1/11/2001	248,000	930	0	7	1946	3	5,610	N	N	3820 NE 85TH ST
6	043500	0040	11/20/2000	291,000	940	640	7	1950	3	6,615	N	N	6553 44TH AV NE
6	043900	0365	4/21/2000	287,000	940	810	7	1951	3	6,000	N	N	8804 26TH AV NE
6	044600	0051	3/16/2000	220,000	940	0	7	1950	3	5,800	N	N	8003 41ST AV NE
6	510140	2472	4/19/2000	189,500	940	0	7	1923	3	5,413	N	N	9126 23RD AV NE
6	797720	0980	11/30/2001	187,500	940	0	7	1943	3	4,590	N	N	7703 33RD AV NE
6	127930	0040	4/2/2001	411,000	950	950	7	1946	5	6,000	N	N	6507 28TH AV NE
6	684470	2690	4/5/2000	263,700	950	0	7	1945	3	6,120	N	N	3833 NE 89TH ST
6	253830	0035	3/16/2000	247,500	960	260	7	1949	4	5,304	N	N	6529 27TH AV NE

Sales Available for Physical Inspection Analysis
Area 45
(Single Family Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built	Cond	Lot Size	View	Water-front	Situs Address
6	639200	3319	5/29/2001	295,000	960	300	7	1947	3	7,000	N	N	4316 NE 77TH ST
6	797720	1120	7/10/2001	249,900	960	0	7	1949	4	4,590	N	N	7516 32ND AV NE
6	797720	1708	11/21/2000	239,000	960	720	7	1993	3	3,420	N	N	7729 35TH AV NE
6	042504	9106	11/6/2000	278,000	970	560	7	1953	3	8,052	N	N	2726 NE 75TH ST
6	717020	0055	5/18/2001	305,000	970	120	7	1949	5	3,800	N	N	7014 33RD AV NE
6	797420	0962	8/15/2000	278,000	970	260	7	1952	3	5,406	N	N	6528 39TH AV NE
6	332750	0025	4/20/2000	230,000	980	620	7	1947	3	6,000	N	N	2569 NE 85TH ST
6	549970	0020	9/11/2000	230,000	980	0	7	1947	3	3,800	N	N	7044 33RD AV NE
6	684470	2080	9/26/2001	300,000	980	380	7	1948	3	6,120	N	N	3856 NE 85TH ST
6	684470	2080	5/8/2001	285,000	980	380	7	1948	3	6,120	N	N	3856 NE 85TH ST
6	684470	3700	10/25/2001	267,500	980	500	7	1946	4	6,120	N	N	3835 NE 94TH ST
6	740970	0380	2/16/2001	380,000	980	980	7	1938	5	4,756	N	N	6557 30TH AV NE
6	921490	0120	4/10/2001	347,500	980	700	7	1951	5	5,429	N	N	7210 29TH AV NE
6	521020	0175	3/20/2000	264,000	990	490	7	1947	3	5,400	N	N	9416 44TH PL NE
6	543030	0197	8/24/2000	255,500	990	730	7	1960	3	4,920	N	N	3801 NE 75TH ST
6	815660	0190	5/11/2001	310,495	990	300	7	1921	4	5,100	N	N	6822 26TH AV NE
6	127930	0055	3/21/2000	302,000	1,000	1,000	7	1946	4	6,100	N	N	6529 28TH AV NE
6	127930	0055	11/2/2001	346,000	1,000	1,000	7	1946	4	6,100	N	N	6529 28TH AV NE
6	639200	0524	7/18/2000	202,500	1,000	0	7	1951	3	5,000	N	N	7541 37TH AV NE
6	684470	3930	4/17/2001	201,000	1,000	0	7	1952	4	6,120	N	N	3855 NE 95TH ST
6	271060	0030	7/24/2000	339,950	1,010	660	7	1947	3	5,304	N	N	6522 39TH AV NE
6	565310	0105	7/25/2001	236,000	1,010	0	7	1950	3	10,218	N	N	2750 NE 90TH ST
6	684470	3800	8/8/2001	292,500	1,010	600	7	1947	3	6,120	N	N	3808 NE 94TH ST
6	893810	0130	12/18/2000	278,500	1,010	0	7	1937	4	5,000	N	N	6852 27TH AV NE
6	921290	0745	10/29/2001	324,900	1,010	120	7	1942	4	7,248	N	N	3105 NE 81ST ST
6	043900	0055	7/14/2000	229,950	1,020	700	7	1954	3	6,756	N	N	8626 25TH AV NE
6	043900	0400	12/19/2000	265,000	1,020	0	7	1951	4	6,000	N	N	2710 NE 87TH ST
6	043900	0455	5/11/2000	286,500	1,020	0	7	1951	4	5,520	N	N	8611 30TH AV NE
6	221550	0155	2/6/2001	279,000	1,020	50	7	1945	3	6,510	N	N	3917 NE 82ND ST

Sales Available for Physical Inspection Analysis
Area 45
(Single Family Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built	Cond	Lot Size	View	Water-front	Situs Address
6	221550	0180	1/25/2000	263,700	1,020	210	7	1945	3	6,000	N	N	8020 39TH AV NE
6	271060	0025	3/21/2000	290,000	1,020	0	7	1947	3	5,304	N	N	6523 40TH AV NE
6	032504	9210	6/19/2001	284,500	1,030	420	7	1950	3	4,830	N	N	8005 37TH AV NE
6	151380	0095	9/7/2000	249,950	1,030	0	7	1933	3	8,960	N	N	2612 NE 82ND ST
6	543030	0106	3/16/2001	235,500	1,030	0	7	1928	4	5,934	N	N	3823 NE 75TH ST
6	565260	0455	4/26/2001	245,000	1,030	0	7	1940	3	6,782	N	N	3054 NE 94TH ST
6	797720	0435	1/13/2000	195,000	1,030	0	7	1949	3	5,100	N	N	7509 32ND AV NE
6	797720	0505	10/4/2000	254,000	1,030	0	7	1939	4	6,120	N	N	7542 31ST AV NE
6	921440	0130	6/19/2000	354,950	1,030	860	7	1947	4	6,254	N	N	7260 27TH AV NE
6	639200	3450	9/4/2001	301,000	1,040	740	7	1951	3	5,000	N	N	7545 44TH AV NE
6	684470	2630	7/6/2001	288,000	1,040	120	7	1941	3	6,120	N	N	3826 NE 88TH ST
6	921540	0175	1/11/2001	242,500	1,040	120	7	1954	3	5,100	N	N	7038 25TH AV NE
6	921540	0185	12/12/2000	252,500	1,040	760	7	1954	3	5,100	N	N	7024 25TH AV NE
6	254570	0160	4/24/2000	292,000	1,050	1,050	7	1940	3	6,060	N	N	2760 NE 88TH ST
6	536320	0198	1/10/2001	250,000	1,050	800	7	1937	3	5,200	N	N	3039 NE 88TH ST
6	639200	1870	8/24/2001	256,250	1,050	500	7	1950	3	6,000	N	N	7521 40TH AV NE
6	741020	0215	3/21/2001	336,500	1,050	1,000	7	1939	3	5,120	N	N	6822 32ND AV NE
6	921290	0620	6/12/2001	323,000	1,050	880	7	1942	4	6,000	N	N	3109 NE 82ND ST
6	044500	0040	2/8/2000	279,950	1,060	600	7	1948	3	5,800	N	N	8244 39TH AV NE
6	254570	0090	12/12/2000	284,950	1,060	680	7	1941	4	6,696	N	N	2722 NE 89TH ST
6	543030	0070	1/24/2001	259,500	1,060	0	7	1918	5	7,620	N	N	7324 39TH AV NE
6	741020	0195	11/21/2000	285,100	1,060	1,060	7	1940	3	5,120	N	N	6806 32ND AV NE
6	044300	0030	3/20/2000	319,500	1,070	500	7	1949	4	5,664	N	N	8227 43RD AV NE
6	044300	0035	11/21/2001	300,000	1,070	800	7	1949	3	5,664	N	N	8221 43RD AV NE
6	254570	0135	1/25/2000	267,000	1,070	400	7	1941	4	6,262	N	N	2733 NE 89TH ST
6	254570	0140	2/14/2000	269,500	1,070	400	7	1941	3	6,262	N	N	2739 NE 89TH ST
6	717020	0140	5/25/2000	312,000	1,070	1,000	7	1947	4	5,795	N	N	7002 34TH AV NE
6	508140	0700	6/18/2001	351,000	1,080	400	7	1939	4	5,550	Y	N	7537 30TH AV NE
6	921290	0385	5/2/2001	270,075	1,080	170	7	1942	3	6,000	N	N	3141 NE 84TH ST

Sales Available for Physical Inspection Analysis
Area 45
(Single Family Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built	Cond	Lot Size	View	Water-front	Situs Address
6	044600	0105	7/10/2000	264,000	1,090	0	7	1950	4	5,546	N	N	8038 42ND AV NE
6	565260	1195	3/13/2000	198,000	1,090	0	7	1961	3	8,588	N	N	2519 NE 95TH ST

Vacant Sales Available to Develop the Valuation Model
Area 45

Sub Area	Major	Minor	Sale Date	Sale Price	Lot Size	View	Water-front
45-3	243670	0805	7/1998	130000	4000	N	N
45-6	521020	0455	6/2000	150000	8000	N	N
45-6	032504	9236	1/2001	165000	4400	N	N
45-6	507140	0950+0990	11/1998	350000	34500	Y	N
45-6	565260	0625	3/1998	96000	9901	N	N
45-6	604940	0037	8/1997	105000	6400	Y	N
45-6	639200	0765	8/2000	158500	3000	N	N
45-6	797720	1205	12/1997	70000	3060	N	N
45-6	924490	0225	1/1996	82500	5824	N	N
7-8	510040	2314	2/2000	140000	4896	N	N
8-1	256830	0173	6/1998	75000	8645	N	N
8-3	256830	0136	3/2001	90000	5458	N	N
43-5	385690	4260	5/2001	180000	3060	N	N
44-4	318810	0007	6/2001	330000	6020	N	N
46-5	360750	0090	1/1999	150000	7180	Y	N
46-5	032900	0116	3/2001	200000	6696	Y	N
46-5	360750	0120	5/2001	214000	7521	Y	N
46-5	736360	0110	5/1999	225000	10627	Y	N
46-5	736360	0162	6/2000	199950	8400	Y	N
46-6	032504	9236	1/2001	165000	4400	N	N
46-6	639200	0765	8/2000	158500	3000	N	N